



4

Chester | Clwyd | CH4 9NS

Offers In Excess Of £435,000

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# 4

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A stunning 4 bedroom, 2 bathroom detached family home situated in a desirable residential location in the popular village of Doddleston. This fantastic property offers stylishly presented and spacious living accommodation throughout including well appointed kitchen and bathrooms, 4 double bedrooms, 2 reception rooms and an immaculately maintained rear garden, all of which can only truly be appreciated on internal inspection. The desirable village of Doddleston offers a number of local amenities close to hand including a shop, primary school and has excellent access to Chester and major road routes for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge, kitchen/dining room, utility room and sitting room to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- A stunning 4 bedroom, 2 bathroom detached family home
- Spacious and well appointed living accommodation
- 4 Double bedrooms
- En-suite
- Modern kitchen/dining room
- Well maintained rear garden
- Desirable village location
- MUST BE VIEWED TO BE APPRECIATED



### Hallway

With attractive oak flooring, stairs off to the first floor.

### Downstairs W.C

Fitted with a low level w.c, pedestal wash hand basin, oak flooring, double glazed window.

### Lounge

Spacious and beautifully presented with double glazed sliding doors off to the rear garden, double glazed window to the front, central fireplace with living flame gas fire, carpeted flooring.

### Kitchen/Dining Room

A superbly appointed kitchen fitted with a full range of matching wall, drawer, base and pull out larder units, 'Quartz' work surfaces with inset 1 1/2 stainless steel sink with 'pull out' mixer tap over, built in electric oven and grill, 5 ring gas hob, stainless steel splash back, stainless steel extractor fan, space for a large fridge/freezer, integrated dishwasher, ceramic tiled floor, double glazed window to the front and rear.

### Utility Room

With oak flooring, wall and base units, work surface, plumbing for a washing machine, space for a dryer, door to a storage cupboard, double glazed window.

### Sitting Room

A garage conversion producing a fantastic extra reception room with a double glazed window to the front and rear, carpeted flooring.

### First Floor Landing

With carpeted flooring, double glazed window to the rear, door to the airing cupboard housing the hot water tank, access to the loft space.

### Bedroom 1

Well presented with a double glazed window to the front, carpeted flooring, fully fitted wardrobes.

### En-Suite

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, fully tiled walls, tiled flooring.

### Bedroom 2

Spacious and well presented with a double glazed window to the rear, carpeted flooring, full width fitted wardrobes with sliding mirrored doors.

### Bedroom 3

Again beautifully presented with 2 sets of built in wardrobes, feature panelled wall, carpeted flooring, double glazed window to the rear.

### Bedroom 4

A double bedroom with a double glazed window to the front, carpeted flooring.

### Bathroom

Fitted with a white suite comprising of a low level w.c, wash hand basin with vanity unit under, bath with thermostatic shower over with dual shower head, fully tiled walls, double glazed window, mosaic effect cushioned flooring.

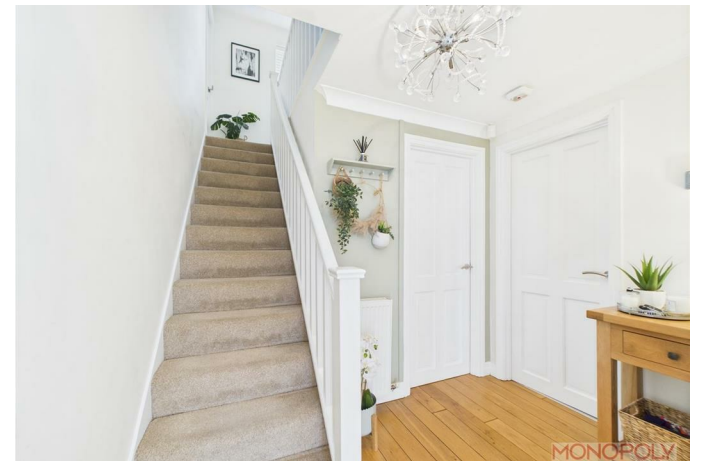
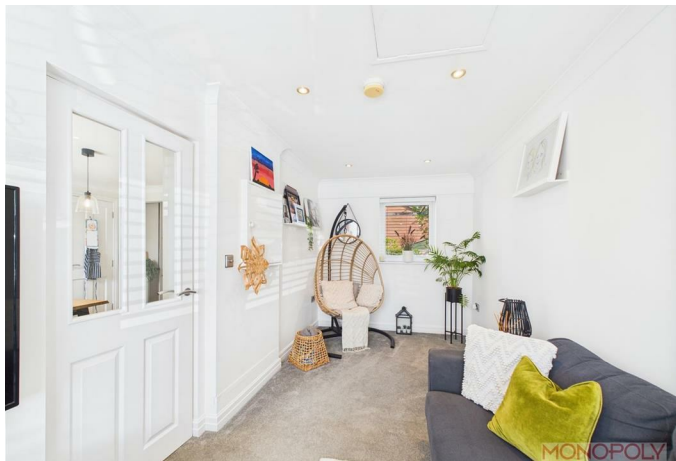
### Rear Garden

To the rear is an immaculately maintained garden with a part decked, part paved patio immediately adjacent to the back of the property leading on to a good size shaped lawn with well established planed borders.. There is also a door into the single garage.

### Front

To the front is a well maintained lawned garden with a tarmac driveway providing off road parking and leading to a single garage with up and over door.





**Important Information****MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

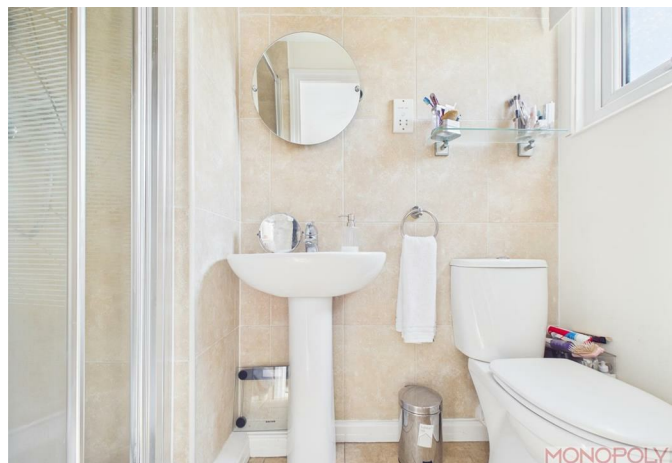
**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

**Key Property Facts**

The key material information can be seen via the web links from which ever property portal the property is viewed.







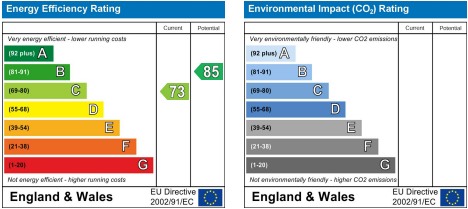


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