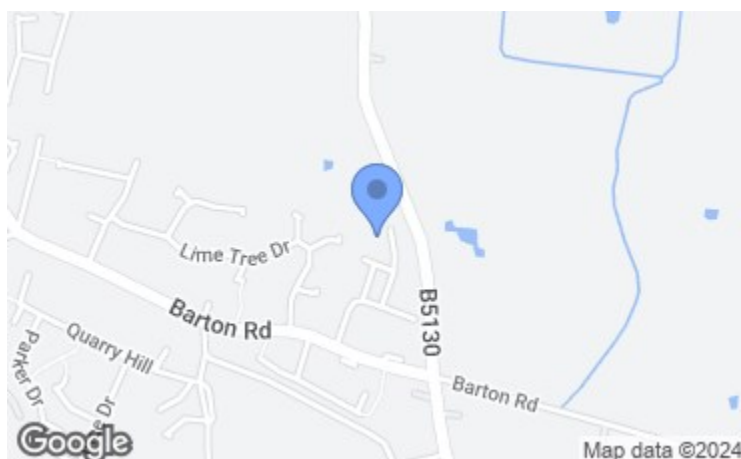


Matterport

Matterport



Energy Efficiency Rating	
Current	Potential
83	92

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

23 Kings Meadow
Farndon, Chester,
CH3 6RL

£525,000

* DESIRABLE DEVELOPMENT * FOUR BEDROOMS * IDEAL FAMILY HOME. A well designed four bedroom detached house forming part of a small development built by Redrow Homes in the popular village of Farndon. The accommodation briefly comprises: open porch, entrance hallway, cloakroom/WC, living room, impressive open-plan dining kitchen and family area enjoying sliding patio doors to the garden, utility room, landing, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two with fitted wardrobes, bedroom three, bedroom four and family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a lawned garden to the front with shrubbery and a tarmac driveway at the side leading to a single brick-built detached garage. To the rear there is a good sized lawned garden with Indian stone flagged patio, pathway and raised beds with wooden sleepers. Also sited in the garden is a purpose built home office with power, light and internet connection. If you are looking for a modern detached house in a popular village location then we would strongly urge you to view.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION

Farndon lies some 9 miles south of Chester City centre, and provides local amenities and shops to include a hair studio, beauty studio, pharmacy, newsagent, butcher, coffee shop, The Hare Public House, a post office, community hall and sports and social club, Church, primary school and nursery school. Secondary schools are within easy reach at Malpas, Christleton and Great Boughton, and Abbey Gate College is nearby in Saighton. The adjoining village of Holt offers a range of further shops and amenities.

THE ACCOMMODATION COMPRISES:**CANOPY PORCH**

Outside lantern style light, and composite double glazed entrance door to the entrance hall.

ENTRANCE HALL

UPVC double glazed window to front, single radiator, ceiling light point, tiled floor, digital thermostatic heating controls, mains connected smoke alarm, and spindled staircase to the first floor. Doors to the cloakroom/WC, living room and dining kitchen/family room.

CLOAKROOM/WC

1.65m x 1.27m (5'5" x 4'2")

White suite comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap and tiled splashback. Single radiator with thermostat, two recessed LED ceiling spotlights, extractor, electrical consumer board, tiled floor, and UPVC double glazed window with obscured glass.

LIVING ROOM

5.23m x 3.61m (17'2" x 11'10")



Feature limestone fireplace with decorative pebble effect electric fire, UPVC double glazed window overlooking the

carriageway to the Bill Smith's motorcycle showrooms. At the gyratory system turn right and at the second set of traffic lights turn right again as if heading back into the city. Then take the first turning left into Sandy Lane signposted Huntington, Aldford and Churton. Follow this road for several miles into the village of Farndon and at the T-junction turn left into High Street. Follow the High Street, continuing past the Little Farmhouse Cafe and the turnings for Greenway and Lime Tree Drive. Then take the turning left into Kings Meadow. Follow the road around the green and the property will then be found after a short distance set back on the left hand side.

COUNCIL TAX

Cheshire West and Chester - Tax Band F

AGENT'S NOTES

- * Services - we understand that mains gas, water, electricity and drainage are connected.
- * The property is on a water meter.
- * There is a management fee payable for the development of £200 per annum (2024).
- * There are individual thermostats for the ground floor and first floor central heating.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



HOME OFFICE
2.79m x 2.79m (9'2" x 9'2")



Recessed LED ceiling spotlights, telephone point, laminate wood effect flooring, UPVC double glazed window with fitted blind, and UPVC double glazed double opening doors with fitted blinds.



TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

DIRECTIONS

From the Agent's Chester office proceed out of the city through The Bars at Boughton and continue along the dual

front, double radiator with thermostat, and ceiling light point.

DINING KITCHEN/FAMILY ROOM
7.65m x 3.73m plus door recess (25'1" x 12'3" plus door recess)



Impressive open-plan kitchen/dining area and family room.

DINING KITCHEN



Fitted with a comprehensive range of cream fronted base and wall level units incorporating drawers and cupboards with granite worktops and matching upstands. Inset one and half bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Fitted four-ring gas hob with extractor above and built-in AEG electric double oven and grill. Integrated fridge/freezer and dishwasher, wall tiling to work surface areas with under-cupboard lighting, recessed LED ceiling spotlights, tiled floor, double radiator with thermostat, built-in understairs storage cupboard, space for dining table and chairs, and UPVC double glazed window overlooking the rear garden. Door to the utility room.

FAMILY AREA



Recessed LED ceiling spotlights, contemporary tall radiator, tiled floor, and UPVC double glazed sliding patio doors to the rear garden.

UTILITY ROOM
2.03m x 1.68m (6'8" x 5'6")



Matching base unit with granite worktop and matching upstand, inset single bowl stainless steel sink unit with chrome mixer tap, wall cupboard housing a Glow Worm Energy 15R condensing gas fired central heating boiler, plumbing and space for washing machine, space for tumble dryer, single radiator with thermostat, tiled floor, two recessed LED ceiling spotlights, extractor, central heating and hot water controls, and composite double glazed door to outside.

FIRST FLOOR LANDING

Spindled balustrade with oak handrail, single radiator with thermostat, ceiling light point, mains connected smoke alarm

and access to part-boarded loft space with retractable aluminium ladder and strip light. Doors to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

BEDROOM ONE

4.27m plus door recess x 3.58m plus wardrobe (14' plus door recess x 11'9" plus wardrobe)



UPVC double glazed window overlooking the front, single radiator, ceiling light point, digital thermostatic heating controls, and full height fitted wardrobes with hanging space and shelving. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.54m x 1.24m (8'4" x 4'1")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower, glazed shower screen and glazed door; wall mounted wash hand basin with mixer tap and wall mirror; and low level dual-flush WC. Recessed LED ceiling spotlights, extractor,

chrome ladder style towel radiator with thermostat, electric shaver point, tiled floor, and UPVC double glazed window with obscured glass and tiled windowsill.

BEDROOM TWO

4.06m x 2.79m max (13'4" x 9'2" max)



UPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, and built-in wardrobe with three contemporary sliding doors having hanging space and shelving.

BEDROOM THREE

3.38m x 2.92m max (11'1" x 9'7" max)



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator.

BEDROOM FOUR

2.79m x 2.31m (9'2" x 7'7")



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator with thermostat.

FAMILY BATHROOM

3.28m max x 1.75m (10'9" max x 5'9")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, wall mounted mixer shower over and glazed shower screen; wall mounted wash hand basin with mixer tap and fitted mirror; and low level dual-flush WC. Electric shaver point, recessed LED ceiling spotlights, extractor, tiled floor, chrome ladder style towel radiator with thermostat, UPVC double glazed window with obscured glass and tiled windowsill, and built-in cupboard housing a pressurised hot water cylinder.

OUTSIDE FRONT

To the front of the property there is a lawned garden with shrubbery and a flagged path to the entrance porch. A

tarmac driveway at the side leads to a single detached garage. A wooden gate between the house and garage provides access to the rear garden.

SINGLE GARAGE



Brick built garage with up and over door, power and light installed.

OUTSIDE REAR



To the rear there is a generous size lawn, an Indian stone flagged patio with set edging, three apple trees, and raised beds being enclosed by wooden fencing. The garden enjoys a good degree of privacy. Located within the garden is a home office. Outside light and outside water tap.