



Energy Efficiency Rating		Current	Potential
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		44	64
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Fairway Dodleston Lane
Pulford, Chester,
CH4 9DS

Offers Over
£800,000

* DETACHED HOUSE & ANNEXE * DESIRABLE VILLAGE LOCATION * BEAUTIFUL MATURE GARDEN. An attractive four bedroom detached house occupying a delightful position approached via a gravelled driveway off Dodleston Lane in the desirable village of Pulford. The accommodation, which is set over three floors, briefly comprises: reception hallway with woodblock parquet flooring and feature spindle staircase to the upper floors, living room with bay window, impressive open-plan dining kitchen with French doors to outside, sitting room with bay window overlooking the garden, utility room, downstairs WC, first floor landing, large principal bedroom with en-suite bathroom and walk-in wardrobe, bedroom two with two built-in wardrobes, bedroom three with bay window overlooking the garden, family bathroom with separate shower, second floor landing, bedroom four, study and bathroom. The property benefits from double glazed windows and has oil-fired central heating. Externally there is a gravelled driveway/parking area and annexe. The garden is a particular feature being of a generous size and laid mainly to lawn with deep well-stocked borders and an extensive patio. The garden enjoys a good degree of privacy and is fully enclosed with established hedging, mature shrubs and trees. There is no onward chain involved in the sale of this property.

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

Pulford is geographically located near to both Chester (approximately 6 miles) and Wrexham (approximately 7 1/2 miles). The Village sits close to the Wales - England border and is home to a large hotel, the Grosvenor Pulford Hotel. The neighbouring village of Rossett is well served by schools, village shops and services with a local Co-op food store, pharmacy, doctors' surgery and dentist. Road communications are excellent, being close to the A483 Wrexham by-pass which connects to the Chester Southerly by-pass facilitating access to the national motorway network. Frequent bus services are available to both Wrexham and Chester. The Wrexham Industrial Estate, Chester Business Park and Deeside Industrial Park are all within daily commuting distance, as are the larger centres of Liverpool and Manchester which are served by international airports.

AGENTS NOTE



Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

RECEPTION HALL

3.00m x 2.64m overall (9'10" x 8'8" overall)



Wooden panelled entrance door with glazed inserts, wood block parquet flooring, double glazed window, recessed ceiling spotlights, mains connected smoke alarm, double radiator with thermostat and turned spindled staircase to the first floor with built-in under stairs storage cupboard. Doors to the Kitchen/Dining Area, Sitting Room, and Living Room.



LIVING ROOM

4.55m plus bay x 3.94m (14'11" plus bay x 12'11")



Double glazed bay window, ceiling light point, double radiator with thermostat, TV aerial connection, telephone point, decorative fireplace with electric panelled effect fire, ceiling light point with dimmer switch control and three lamp sockets with dimmer switch controls.

KITCHEN/DINING AREA

7.57m maximum x 3.48m (24'10" maximum x 11'5")



Fitted with a modern range of solid wood-fronted base and wall level units incorporating drawers and cupboards with granite worktops. Inset one-and-a-half bowl Franke stainless steel sink unit with extendable mixer tap and drainer grooved into the worktop. Fitted four-ring touch control electric ceramic hob with extractor above, built-in electric double oven and grill, integrated dishwasher and Whirlpool microwave, and space for American



STORE

With double opening double glazed French doors. Connecting door to the Annexe.

ANNEXE



Located above the store, and with a separate entrance door, there is a versatile Annexe.

ANNEXE HALLWAY

Part-glazed entrance door, double radiator with thermostat, electrical consumer board, ceiling light point and staircase to the first floor.

FIRST FLOOR LIVING ROOM

5.56m maximum x 2.34m maximum (18'3" maximum x 7'8" maximum)

Double glazed window, double radiator with thermostat, TV aerial point and double glazed Velux roof light. Door to Shower Room.

SHOWER ROOM

1.98m x 1.57m (6'6" x 5'2")

White suite comprising: tiled shower enclosure with Triton Electric shower and glazed door; pedestal wash-hand basin with mixer tap and tiled splashback and fitted wall mirror; and low level dual-flush WC. Double glazed Velux roof light, recessed ceiling spotlights, extractor, double radiator with thermostat, electric shaver point and vinyl wood-effect flooring.

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the A55 Expressway continue straight across. Then take the turning left signposted Eccleston and Pulford onto the B5445. Follow the road through Belgrave and Cuckoo's Nest. Follow the road into Pulford. On entering into Pulford take the turning right opposite the church into Dodleston Lane. Continue along the lane and after a short distance turn right at "Ironhouse" Farm, into a gravelled driveway which leads to 'Fairway'.

AGENT'S NOTES

- * Cheshire West & Chester County Council - Council Tax Band E
- * Planning permission granted 1st April 2020 for a single storey link extension to side and conversion of garage into living space for family member. Application number: 20/00268/FUL. A copy of the planning permission and architect drawings are available from the Chester office.
- * There is an electric smart meter with So Energy.
- * Tenure understood to be Freehold - purchasers should verify this through their Solicitor.
- * Oil-fired central heating.
- * Services - mains electric, water and drainage are connected.

PRIORITY INVESTORS 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

VIEWINGS

By appointment through the Agents Chester Office 01244 404040

SJP / sb

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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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.

REAR ELEVATION



style fridge/freezer. Two double radiators with thermostats, recessed ceiling spotlights, heat alarm, tiled floor, space for dining table and chairs, three double glazed windows and double opening French doors to the garden. Opening to the Sitting Room.



SITTING ROOM
3.68m into bay x 3.02m (12'1" into bay x 9'11")



Double glazed bay window overlooking the garden and double glazed window to front, TV aerial point, double radiator with thermostat, recessed ceiling spotlights with dimmer switch controls and wood block parquet flooring.

UTILITY ROOM
2.16m x 1.68m plus doorway (7'1" x 5'6" plus doorway)
Fitted base cupboard with laminated worktop and inset single bowl stainless steel sink unit and drainer with mixer tap and tiled splashback. Plumbing and space for washing machine, floor standing Worcester Heatslave 25 oil-fired combination central heating boiler, double radiator with thermostat, tiled floor, recessed ceiling spotlights, smoke alarm, electrical consumer board and double glazed window. Door to Downstairs WC and part-glazed stable type door to outside.

DOWNSTAIRS WC
1.12m x 0.91m (3'8" x 3')
Comprising: low level dual-flush WC; and wall mounted wash-hand basin with tiled splashback and fitted mirror. Recessed ceiling spotlights, extractor, tiled floor and double glazed window with obscured glass.

LANDING
4.06m x 2.59m overall (13'4" x 8'6" overall)



With spindled balustrade, radiator with radiator cover, recessed ceiling and spotlights, mains connected smoke alarm, spindled staircase to the second floor. Doors to the Principal Bedroom, Bedroom Two, Bedroom Three and Family Bathroom.



PRINCIPAL BEDROOM
4.55m into bay x 3.94m (14'11" into bay x 12'11")



Double glazed bay window, recessed ceiling spotlights, double radiator with thermostat and TV aerial point. Doors to the En-Suite Bathroom and Walk-in Wardrobe.

EN-SUITE BATHROOM
2.31m x 1.57m plus shower (7'7" x 5'2" plus shower)



White suite comprising: panelled bath with mixer tap; tiled shower enclosure with mixer shower, glazed shower screen and glazed door; wall-hung wash basin with mixer tap; and low level dual-flush WC. Electric shaver point, recessed ceiling spotlights, tiled floor, ladder style towel radiator, extractor and double glazed window with obscured glass.

WALK-IN WARDROBE
2.34m x 1.60m plus recess (7'8" x 5'3" plus recess)
Walk-in wardrobe with fitted hanging rails, shelving and two recessed ceiling spotlights.

BEDROOM TWO
3.45m x 3.38m (11'4" x 11'1")



Double glazed window overlooking the garden, recessed ceiling spotlights, double radiator with thermostat, TV aerial point and two built-in wardrobes with hanging space and shelving.

BEDROOM THREE
4.01m into bay x 3.02m (13'2" into bay x 9'11")



Double glazed bay window overlooking the garden and double glazed window to front, recessed ceiling spotlights and double radiator with thermostat,

VIEW FROM BEDROOM THREE



FAMILY BATHROOM
2.41m x 1.85m plus shower (7'11" x 6'1" plus shower)



Modern white suite with chrome style fittings comprising: double-ended panel bath with central mixer tap and shower attachment; wall-hung wash-hand basin with mixer tap; low level dual-flush WC; and tiled shower enclosure with mixer shower and glazed door. Part-tiled walls, tiled floor, electric shaver point, recessed ceiling spotlights, extractor and double glazed window with obscured glass.

SECOND FLOOR LANDING
Double glazed Velux roof light, ceiling light point and mains connected smoke alarm. Doors to Bedroom Four, Study and Bathroom.

BEDROOM FOUR
5.08m x 3.58m plus recesses (16'8" x 11'9" plus recesses)



Three double glazed Velux roof lights, ceiling light point, double radiator with thermostat, built-in storage cupboard and three amp sockets with dimmer switch controls.

STUDY
2.95m maximum x 2.77m maximum (9'8" maximum x 9'1" maximum)
With double glazed Velux roof light, ceiling light point, double radiator with thermostat and built-in storage cupboard.

BATHROOM
3.05m x 1.60m (10' x 5'3")



Modern white suite with chrome style fittings comprising panel bath, with mixer tap and shower attachment, pedestal wash-hand basin with mixer tap and low level dual-flush WC. Double glazed Velux roof light, double radiator with thermostat, three semi-recessed ceiling spotlights, extractor, electric shaver point, tiled floor, wall tiling to bath area, access to eaves storage area.

OUTSIDE



The property occupies a pleasant position in Pulford and is approached via a gravelled driveway from Dodleston Lane. To the front there is a gravelled pathway with specimen shrubs and two outside lantern-style lights. A wooden gate at the side leads to the garden. To the left there is a gravelled driveway with access to the Annex. Outside water tap. Oil storage tank. Electric car charging point.

GARDEN
The garden is a particular feature of the house and has been attractively set out with several outdoor seating areas, a large lawn and an extensive flagged patio with well-stocked borders. The garden enjoys a sunny aspect and is enclosed by mixed hedging with a variety of specimen shrubs and small trees. Exterior lighting. Useful and recently built garden shed.

FRONT ELEVATION