



CARMAN FRIEND
INDEPENDENT ESTATE AGENTS

The Paddock
Wervin Road, Wervin



The Paddock

Wervin Road, Wervin, £675,000

The first thing you will notice when you drive into Wervin is what a lovely semi-rural location this is; nestled away and surrounded by open fields. The property is perfect for those families who want the best of both worlds; close to the city and major road networks, yet what better way to wake up in the morning than to the peace and quiet that the countryside brings. The well-presented and recently modernised interior even boasts a newly fitted contemporary kitchen which has never been used. This home is generous in size with over 2250 sq ft of living space, with fantastic outside grounds.

Taking you through the inside, the useful porch to the front is perfect for storing coats and shoes, while opening into the eye-catching hallway with galleried landing area and doors leading into the main living accommodation; this certainly has the wow factor before you even see the rest of the house! The large lounge offers a lovely dual aspect with window to the front and sliding doors to the rear, while a fireplace with stone surround takes centre stage. There is also a separate sitting room or home office depending on your needs, and a dining room with window looking over the front garden. The fabulous newly fitted kitchen enjoys attractive light grey base and wall units with ample work top space over, whilst the matching centre island provides further storage and breakfast bar seating area. From the kitchen a door leads to an inner hallway which has doors leading to the utility area, downstairs WC, coal store, boiler room and additional useful storage cupboards.

To the first floor, the light and spacious galleried landing is the perfect place for a comfy armchair and bookshelves, with doors leading into the four bedrooms and family bathroom. The master bedroom has its own en suite shower room, while the three remaining bedrooms all share a spacious and well-appointed family bathroom, with separate shower.

Outside, the elevated position of the house is approached via a driveway with lawns and mature trees to either side, leading to an attached single garage, plus a further gravelled parking area. Lawned gardens wrap around the property with mature trees and established planting, while for the horse lover, there is also a paddock with wooden shelter.



This property comes to market with no onward chain, so for those hoping for a swift sale this could be the family home you have been waiting to see!

LOCATION

Wervin is a small village close to all the amenities that the city of Chester has to offer. With its historical Chester Rows, charming cathedral and abundance of shops and restaurants, Chester is a popular, vibrant city. Chester Zoo, several golf clubs and established cycling, running and walking routes (some taking in the Shropshire Union Canal) provide a wealth of local leisure activities. There is a good local choice of state and private schools including Acresfield Primary School, Upton Heath C of E Primary School, The Hammond Independent School, Upton-by-Chester High School and The Kings and The Queen's Schools. Wervin is well placed for main road networks (M53 and M56).

DIRECTIONS

Proceed out of Chester along Liverpool Road. At the roundabout take the second exit straight over, baring right to the first set of traffic lights. Turn right onto Mill Lane and proceed under the railway bridge and continue for approximately 2 miles, passing the Wheatsheaf Public House. Upon reaching the traffic lights, proceed straight over onto Caughall Road. Bear right onto Wervin Road and continue into the village of Wervin where the property will be seen on the left hand side.





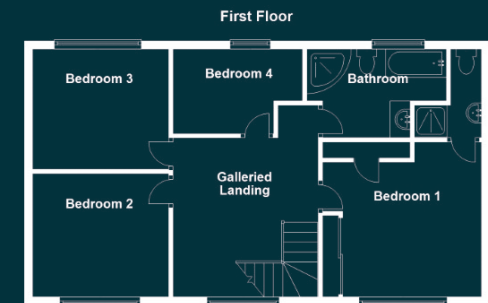
MEASUREMENTS

Ground Floor

Porch – 10' 2" x 3' 7" (3.1m x 1.1m)
 Hall – 11' 6" x 14' 9" (3.5m x 4.5m)
 Lounge – 13' 5" x 23' 7" (4.1m x 7.2m)
 Dining Room – 11' 6" x 12' 10" (3.5m x 3.9m)
 Sitting Room – 13' 9" x 10' 6" (4.2m x 3.2m)
 Kitchen – 13' 5" x 12' 6" (4.1m x 3.8m)
 Utility Room – 7' 10" x 9' 10" (2.4m x 3.0m)
 WC – 5' 11" x 9' 10" (1.8m x 3.0m)

First Floor

Landing – 11' 6" x 15' 5" (3.5m x 4.7m)
 Bedroom 1 – 13' 9" x 15' 5" (4.2m x 4.7m)
 Bedroom 2 – 13' 9" x 11' 6" (4.2m x 3.5m)
 Bedroom 3 – 13' 9" x 11' 6" (4.2m x 3.5m)
 Bedroom 4 – 9' 6" x 7' 10" (2.9m x 2.4m)
 Bathroom – 12' 10" x 7' 7" (3.9m x 2.3m)



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Floor plan is for identification purpose only. Not to scale.
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 Plan produced using PlanUp.

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