

FOR SALE

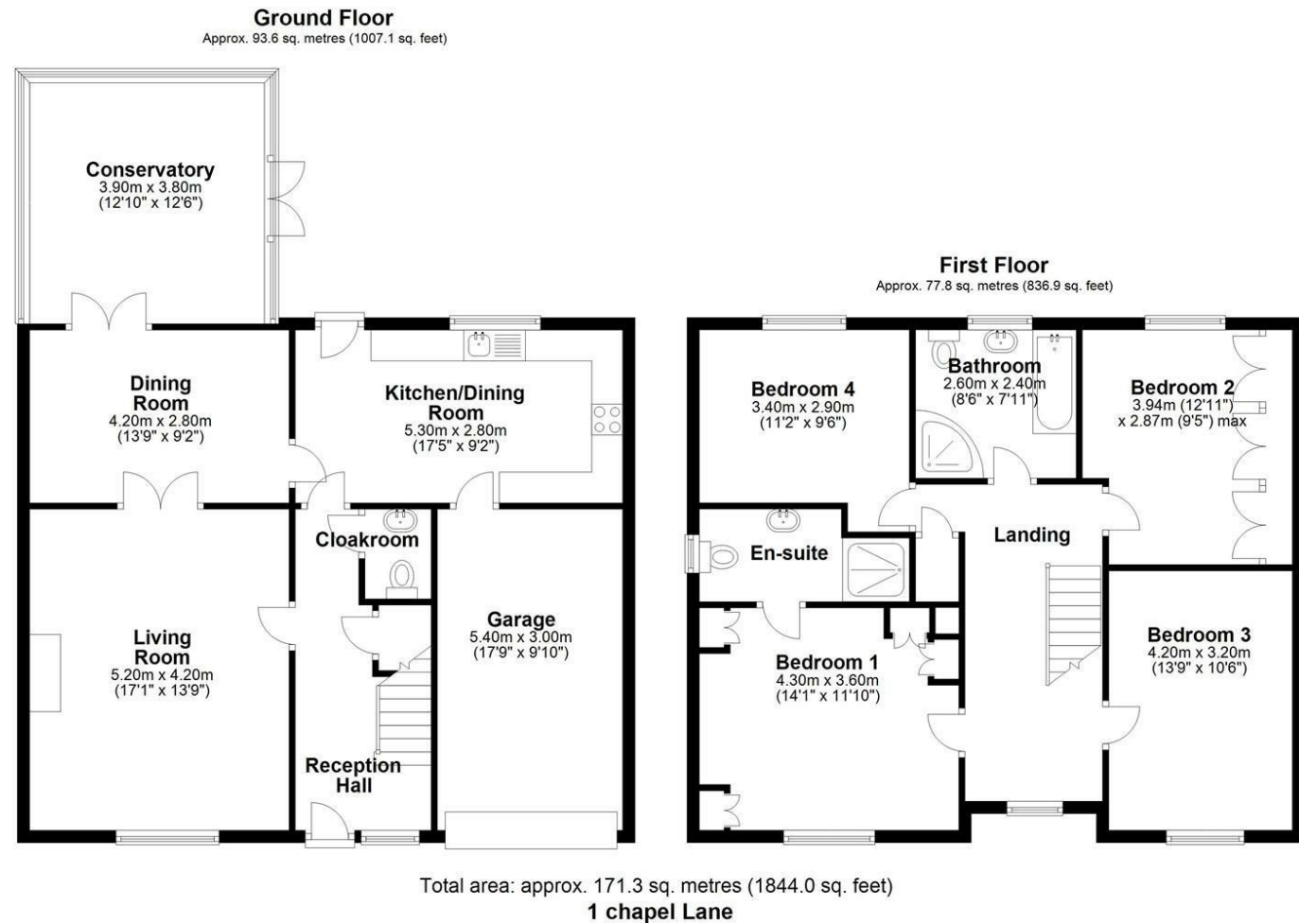
1 Chapel View, Cadney Lane, Bettisfield, SY13 2LU



FOR SALE

Offers in the region of £359,995

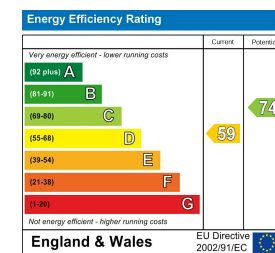
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A substantial four-bedroom detached family home benefitting from impeccably manicured gardens, ample driveway parking, and an integral single garage, peacefully situated with views over open countryside to the rear, on the edge of the rural village of Bettisfield.



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2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Four Bedroom Family Home
- Detached
- Driveway and Garage
- Well-Maintained Gardens
- Countryside Views
- Edge of Village Location

**DESCRIPTION**

Halls are favoured with instructions to offer 1 Chapel View in Bettisfield for sale by private treaty.

1 Chapel View is a substantial four-bedroom detached family home benefitting from impeccably manicured gardens, ample driveway parking, and an integral single garage, peacefully situated with views over open countryside to the rear, on the edge of the rural village of Bettisfield.

Internally, the property offers well-designed accommodation situated over two generous floors which, at present, comprise, on the ground floor, an Entrance Hallway, Cloakroom, Living Room, Dining Room, Garden Room, and Kitchen/Breakfast Room, together with, to the first floor, four Bedrooms (the master boasting an En Suite Shower Room) and a family Bathroom.

Externally, the property is positioned within very well maintained and much loved gardens, which, to the rear, provide a lawned area bordered by an attractive paved patio, along with a timber garden storage shed, with, to the front of the property, ample driveway parking which leads on to the integral single garage.

The sale of 1 Chapel View, does, therefore provide the rare opportunity for purchasers to acquire a well presented and thoughtfully designed detached four-bedroom family home with excellent gardens, situated in a pleasing edge of village location with open countryside beyond.

**THE ACCOMMODATION COMPRISES:**

The property is entered via a covered porch through a wooden front door with decorative glazed panel in to an:

**ENTRANCE HALLWAY**

Fitted carpets as laid, carpeted staircase rising to the first floor, with useful storage cupboards beneath, a further door leads in to a:

**CLOAKROOM**

Wood effect laminate flooring, corner wall mounted hand basin and low flush WC.

**LIVING ROOM**

17'0" x 13'9" (5.2m x 4.2m)  
Fitted carpet as laid, double glazed window on to front elevation, double opening doors leading out in to Dining Room, and living-flame effect fire set in to wood-effect hearth and surround.

**DINING ROOM**

13'9" x 9'2" (4.2m x 2.8m)  
A continuation of the fitted carpet as laid, double opening doors leading back in to the Living Room, wooden doors with glazed panel leading out in to:

**GARDEN ROOM**

12'9" x 12'5" (3.9m x 3.8m)  
Tiled flooring, glazing onto three aspects, double opening fully glazed patio doors leading out on to garden, mains fed radiator and ceiling light with fan attachment.

**KITCHEN/BREAKFAST ROOM**

17'4" x 9'2" (5.3m x 2.8m)  
Wood effect laminate flooring, double glazed window on to rear elevation, UPVC fully glazed door leading out on to patio area, and a fitted kitchen to comprise: a selection of base and wall units with roll topped work surfaces over, 1.5 sink with draining area to one side and (H&C) above, tiled splashbacks, four ring Siemens electric hob with eye-level Bosch oven and grill to one side, extractor fan over the hob. The kitchen contains a number of integrated appliances to include: a Kenwood dishwasher, Blomberg washing machine, undercounter CDA freezer, and a Bosch under counter fridge. A door leads to the integral Garage.

**FIRST FLOOR LANDING**

Fitted carpet as laid, inspection hatch to loft space, double glazed window on to front elevation, a door leads in to a landing storage cupboard which contains the hot water cylinder.

**BEDROOM ONE**

14'1" x 11'9" (4.3m x 3.6m)  
Fitted carpet as laid, double glazed window on to front elevation, a selection of integrated wardrobe and storage cupboards, and a further door leading in to the:

**EN SUITE SHOWER ROOM**

Tiled flooring, double glazed window on to side elevation allowing lovely views with open farmland beyond, a bathroom suite to comprise: hand basin and low flush WC set in to vanity unit with a selection of storage cupboards and drawers, along with a walk-in fully tiled shower cubicle housing a mains fed shower.

**BEDROOM TWO**

12'11" x 9'4" (3.94m x 2.87m)  
Fitted carpet as laid, double glazed window on to front elevation.

**BEDROOM THREE**

13'9" x 10'5" (4.2m x 3.2m)  
Fitted carpet as laid, double glazed window to rear elevation.

**BEDROOM FOUR**

11'1" x 9'6" (3.4m x 2.9m)  
Fitted carpets as laid, double glazed window on to rear elevation and a selection of recessed storage cupboards/wardrobes.

**FAMILY BATHROOM**

Fitted carpet as laid, double glazed window on to rear elevation and a bathroom suite to comprise: shower cubicle with fully tiled surround and mains fed shower, low flush WC, pedestal hand basin (H&C), panelled bath with (H&C) mixer tap above.

**OUTSIDE**

The property is approached over a double width tarmac driveway offering space for the parking of at least two vehicles and flanked to either side by areas of shaped lawn bordered by established floral and herbaceous beds, with the driveway leading on to the:

**INTEGRAL GARAGE**

17'8" x 9'10" (5.4m x 3m)  
Metal up and over electric front door, concrete floors, power and light laid on and a selection of base and wall units, whilst also housing the Worcester oil fired central heating system.

**GARDENS**

A particularly notable feature of the property having been very well maintained by the current vendors to at present comprise, a substantial area of shaped lawn which wraps around the side and rear of the property and is bordered by mature floral and herbaceous beds alongside an attractive paved patio area which represents an ideal space for outdoor dining and entertaining. The rear garden also contains a substantial timber garden storage shed set on to a paved base, a brick built BBQ, and a decked corner seating area/arbours which represents a further space for enjoying the lovely gardens.

**SERVICES**

We understand that the property has the benefit of mains water and electricity. Drainage is to private system.

**TENURE**

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**LOCAL AUTHORITY**

Wrexham Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel .

**COUNCIL TAX**

The property is in band 'F' on the Local Authority register.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, Tel: 01691 622602.