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23a Church Lane, Ellesmere Port, CH66 4RE
Guide Price £495,000

NO CHAIN

Vista Abode proudly presents this exceptional three-bedroom detached bungalow, situated on one of the area's most prestigious tree lined roads. Occupying an expansive private plot, the property offers a rare opportunity to acquire one of the few bungalows on this exclusive road. It also boasts potential for further development, subject to planning approval.

This home has been expertly renovated by its current owner to the highest standards, combining sophistication and functionality. The thoughtfully designed layout comprises an inviting reception hall, a spacious living room with feature fire, and a conservatory that offers stunning views of the landscaped rear garden. There is also a formal dining room, ideal for entertaining, and a contemporary fitted kitchen. The kitchen features high-quality wall and base units, integrated appliances, and a stylish range cooker, blending practicality with modern design.

The ground floor includes two generously sized double bedrooms, a luxurious wet room, and a separate WC. The first floor is home to the master suite, complete with Velux windows and wooden beams framing breath-taking views and an elegant, fully fitted bathroom.

The beautifully landscaped private gardens provide a tranquil retreat, with pristine lawns, mature shrubs, and zoned areas perfect for modern living. The rear garden features a stone patio for outdoor dining, a hammock, and a summer house, making it ideal for relaxation or socializing. The extensive grounds include off-road parking, a double garage, and a carport. The property has full double glazing and gas central heating

This unique property offers well-balanced living spaces, a prestigious location, and an array of desirable features tailored to modern lifestyles. Early viewing is strongly recommended to fully appreciate everything it has to offer.

Living Room 15'8 x 11 (4.78m x 3.35m)

Window to front elevation, gas fire, through to conservatory.

Conservatory 12'4 x 11'1 (3.76m x 3.38m)

Flowing through from the Living Room with views and access to the rear garden.

Kitchen 13'2 x 11'6 (4.01m x 3.51m)

With a range of base and wall units, integrated appliances, Range cooker and views to the rear garden.

Dining Room 12'10 x 16'9 (3.91m x 5.11m)

Window to rear elevation.

Bedroom 1 12'6 x 11'10 (3.81m x 3.61m)

Bedroom 2 11'11 x 9'9 (3.63m x 2.97m)

Wet Room 5'10 x 5'5 (1.78m x 1.65m)

Blue marble vanity unit and electric shower.

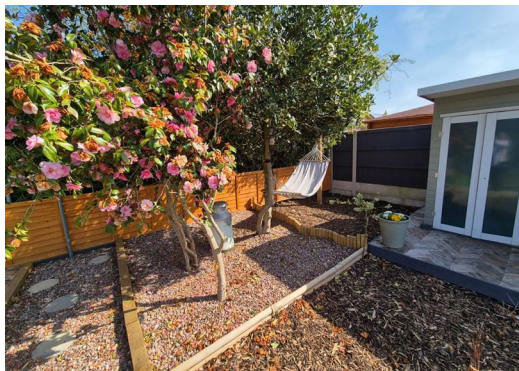
Master suite 18'4 x 15'10 (5.59m x 4.83m)

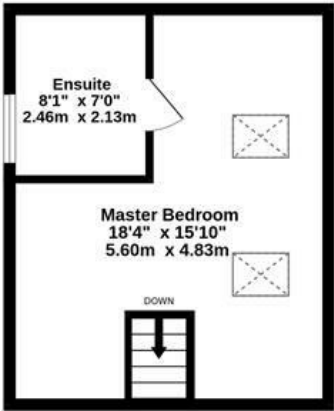
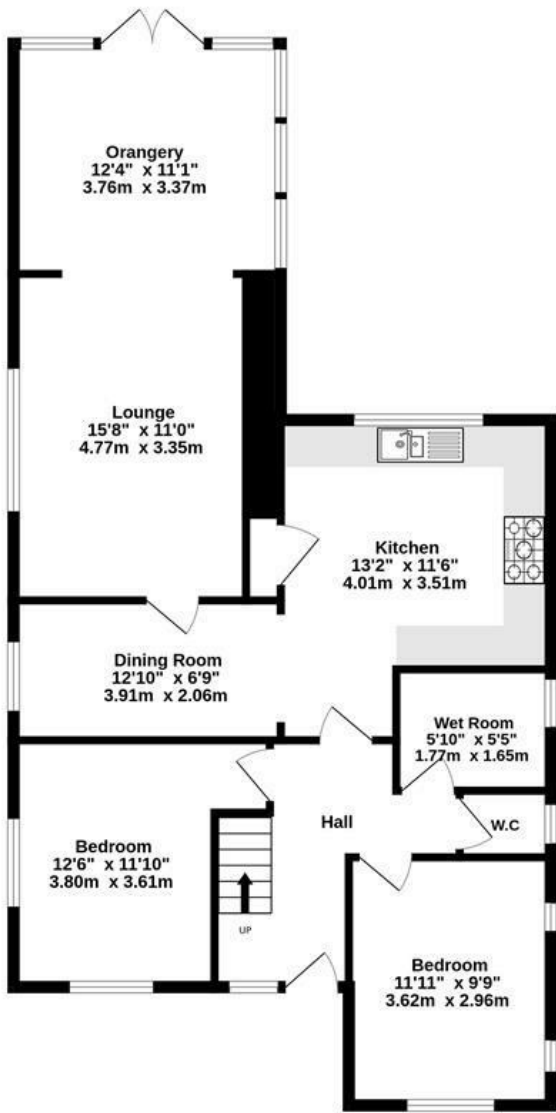
Flooded with natural light and wooden beams, this is the perfect tranquil space.

En-suite

Window to rear elevation, bath, shower, sink and WC.







CHURCH LANE, GREAT SUTTON

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metropix ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metropix ©2025



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	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	