

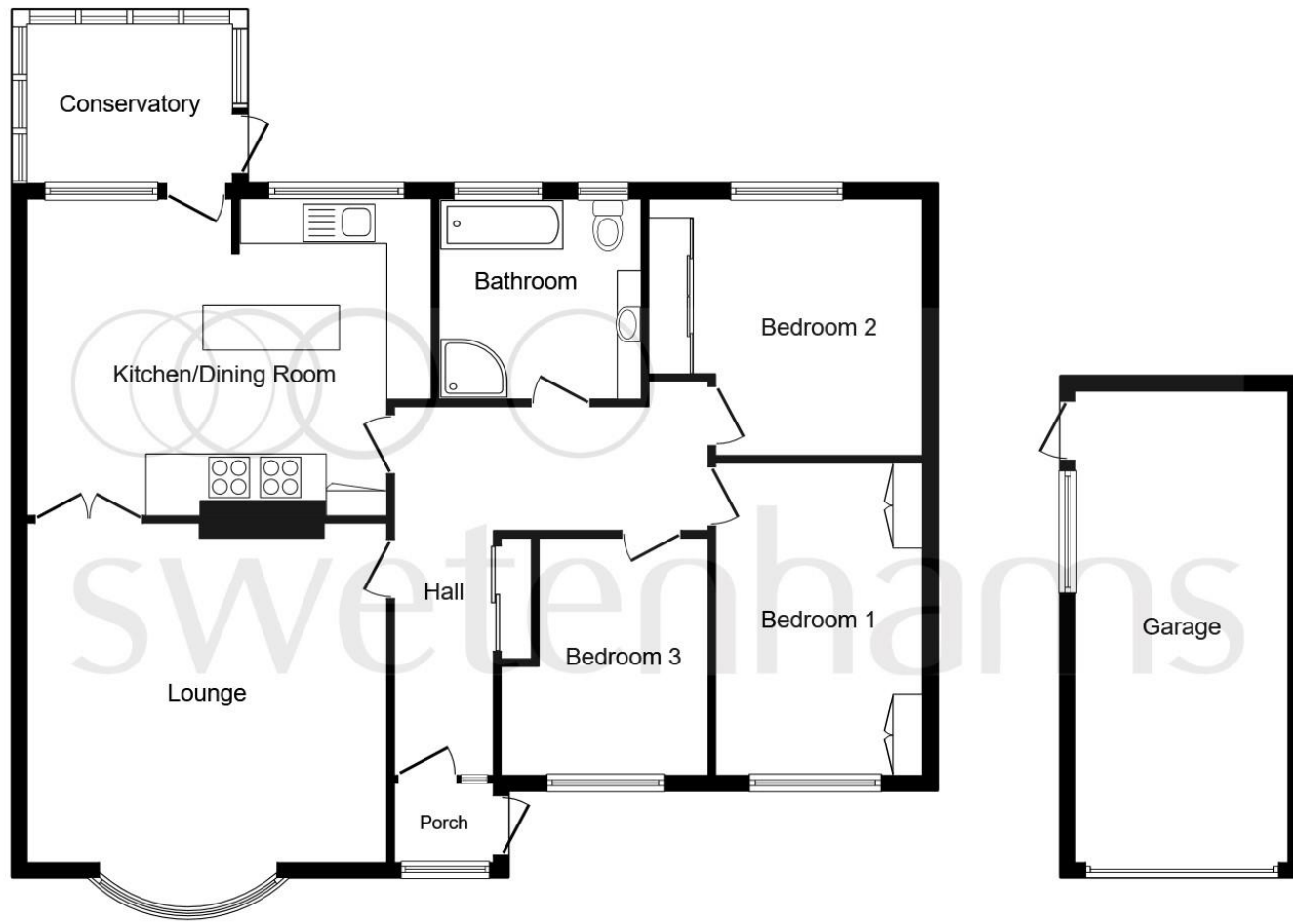


**Green Park, Penyffordd, Chester CH4 0LY**

**welcome to**  
**Green Park, Penyffordd, Chester**

This exceptional and stunning 3-bedroom detached bungalow benefits from large and beautiful gardens, off-street parking, a garage, and spectacular views to the Welsh Hills.





**Floor Plan**

**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Entrance Porch**

Flagged steps lead to a sheltered veranda and uPVC double glazed door to front porch with a uPVC double glazed picture window with glorious forward views, flagged threshold and a uPVC frosted double glazed front door with frosted panel leading into the Entrance Hall.

### **Entrance Hall**

An L-shaped hallway, wide and beautifully appointed, with a large built-in cloakroom cupboard with sliding mirror-fronted doors, hanging space and shelving, radiator, and access to a folding ladder which leads to a very large and potentially convertible loft space which has boarding and electric light.

### **Lounge**

15' 10" x 14' 4" ( 4.83m x 4.37m )

A lovely light room with a bow window to the front elevation with uPVC double glazed panel inserts and a deep display sill with lovely views to the Welsh hills, skirting level heating, a handsome fireplace with inset living flame effect electric fire with marbled surround, hearth and mantle. Twin doors with frosted glazed inserts lead into the Kitchen/Dining Room.

### **Kitchen/Dining Room**

17' 10" x 12' 10" ( 5.44m x 3.91m )

A superbly appointed kitchen with an extensive range of bespoke kitchen units, both wall and base, matching range of cabinets to include glass fronted display units and fitted corner shelving, timber-effect work surfaces with drawers and cupboards under, an inset deep sink and drainer unit with contemporary mixer tap over, a central Island unit with timber-effect work surface and drawers and cupboards under, space and plumbing under work surface for a dishwasher, space for an American-style fridge and freezer unit, 7- ring stove, range-style cooker with gas burners and gas ovens, a wide Rangemaster extractor unit, tiled floor, deep coved ceiling, complementary wall tiling with feature banding, a uPVC double glazed window with views of the rear garden, skirting heating, and a uPVC double glazed

door and internal window into the Conservatory. A truly spectacular family living space - light, spacious, versatile and flexible, with ample space for table and chairs or sofa.

### **Conservatory/Garden Room**

9' 1" x 7' ( 2.77m x 2.13m )

With dwarf brick walls, a uPVC double glazed conservatory surround and sloping opaque roof, opening top vent windows, a uPVC double glazed door leading out to the rear garden, the whole with lovely views over the side and rear gardens.

### **Bedroom One**

13' 10" x 9' 2" ( 4.22m x 2.79m )

With a range of full-width fitted bedroom furniture of high-quality with timber-effect fronts comprising wardrobe cupboards with hanging space and shelving, built-in bedside units and headboard, overhead storage units, multiple drawers, radiator, and a uPVC double glazed window to the front elevation with lovely views.

### **Bedroom Two**

11' 4" x 12' 1" ( 3.45m x 3.68m )

With a uPVC double glazed window to the rear elevation overlooking the garden, wide fitted wardrobe cupboards with sliding mirror fronted doors, hanging space, and a radiator.

### **Bedroom Three**

10' 6" x 7' 6" ( 3.20m x 2.29m )

With a uPVC double glazed window to the front elevation with lovely views, storage recess with fitted shelving, and a radiator.

### **Bathroom**

Superbly appointed with a contemporary white suite comprising a panelled spa bath with mixer tap and shower attachment, low-level dual flush WC, wash basin set in a vanity surround with display shelving with drawers and cupboards under, mirror-fronted bathroom cabinet with concealed spotlights and shaver point, a large shower cubicle - fully tiled with sliding shower screen doors and fitted thermostatic

shower with handheld attachment and overhead shower - ceiling-mounted extractor (incomplete), floor-to-ceiling fully tiled walls, vertical chrome towel rail/radiator, and two sets of frosted double glazed windows to the rear elevation.

### **Outside Front**

A gently sloping tarmac drive leads from the road to the detached garage building, with parking for multiple vehicles, a gently sloping front lawn with specimen trees, inset shrubbery border, pathways and gates to the rear garden.

### **Rear And Side**

The gardens are a delight - remarkably private and sheltered, with concrete and flagged terraces, level lawn, mature shrubbery borders, a wide variety of flowering shrubs and trees, and a mature foliage screen to the rear boundary and close board fencing to the side boundaries providing a high degree of privacy and security. Steps lead down to the side garden, which is principally laid to lawn with a further concrete terrace, timber garden shed, and a pathway leading down to the very large sub-floor storage area.

### **Detached Garage**

20' 10" x 9' 5" ( 6.35m x 2.87m )

An over-length garage with plenty of space for a workshop - with concrete roof, up-and-over door to the front elevation, electric light and power, a door and to the side elevation, and a double glazed window to the side elevation overlooking the garden.



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welcome to

## Green Park, Penyffordd Chester

- Exceptional and Stunning!
- 3-Bedroom Detached Bungalow
- Large and Beautiful Gardens
- Off-Street Parking plus Garage
- Spectacular Views to the Welsh Hills

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

**£350,000**



Please note the marker reflects the postcode not the actual property

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