

# Town & Country

Estate & Letting Agents

Sunnyridge Avenue, Marford

£600,000



This modern home in Marford offers light and spacious accommodation, benefiting from gas central heating, double glazing, and solar panels. It features 4 bedrooms, a family bathroom, dressing room, and an ensuite, along with a reception hall, living room, kitchen, utility room, and double garage. It is located in a desirable area with access to excellent schools, motorway networks, and local amenities.

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## DESCRIPTION

This detached modern home has been presented to the highest standard throughout. The property offers light, spacious, and open accommodation, which can only be fully appreciated upon viewing. Located in a highly desirable area of Sunnyridge Avenue in the perennially, popular village of Marford, this location offers access to excellent schooling, motorway networks, a local convenience shop and of course the cities of Wrexham and Chester. The property itself benefits from gas central heating, UPVC double glazing, and solar panels on the roof. The internal accommodation in brief comprises of an entrance hall, a reception hall/dining room, sitting room, living room, kitchen/breakfast room, utility room and cloakroom WC, along with an integral double garage. The first floor landing gives access to a beautiful and spacious, four piece family bathroom suite, a dressing room and to the four bedrooms, the principle of which enjoys ensuite facilities along with a range of fitted wardrobes.



## LOCATION

Sunnyridge Avenue is much revered locally within the sought after district of Marford, itself being convenient for Chester and Wrexham commercial centres yet on the fringes of open countryside. Good local schooling is available for nursery, primary and secondary education with the independent schools of King's and Queen's also situated within easy travelling distance. The quality day-to-day amenities that Rossett and Gresford, the adjacent villages, have to offer include small independent shopping as well as good public houses and restaurants.

## DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olive Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 1st exit onto Wrexham Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham Road./A483, at Post House Roundabout/Wrexham Road Interchange, take the 2nd exit onto A483, at junction 7, take the B5102 exit to Rossett/Llay/Gresford/B5445, at the roundabout, take the 1st exit onto B5102, at the roundabout, take the 2nd exit onto Chester Road/B5445, continue to follow B5445, then turn right onto Sunnyridge Avenue.



## ENTRANCE HALL

8'2" x 6'4"

The entrance to the property is through a composite, double-glazed front door which leads to a spacious entrance hall. The entrance hall features a radiator, a window facing the front elevation, and a glazed door opening to the reception hall/dining room.



## RECEPTION HALL/DINING ROOM

12'8" x 9'6"

A double aspect room with windows to the front and rear elevations and features two radiators. There is a staircase with spindle balustrades that leads up to the first floor. The room also has glazed double doors which open up to the living room, oak flooring, and an open throughway to the sitting room.



## LIVING ROOM

16'9" x 11'8"

A lovely light triple aspect room with windows to the front and side elevations, along with double glazed French doors, opening to the rear gardens paved patio area. There are two radiators and a central living flame gas fire set within a granite hearth with a white Adams-style fire surround.



## SITTING ROOM

12'6" x 10'7"

Entering from the reception hall/dining room, the oak flooring leads to an open throughway, and into the kitchen/breakfast area with a radiator.





## KITCHEN/BREAKFAST ROOM

18'2" x 10'2" max

The kitchen is equipped with a range of cream base units that have cabinets and drawers, topped with granite work surfaces. It also has a stainless steel single bowl sink with a mixer tap, and granite risers. The kitchen has integrated appliances, including a stainless steel oven and hob, a dishwasher, and a fridge. The flooring is porcelain tiled, and there is a window facing the rear elevation. The ceiling has recessed downlights, and there is an anthracite, tall, contemporary radiator. The kitchen also has a bay window that overlooks the rear garden, with French doors that open to the paved patio area.



## UTILITY ROOM

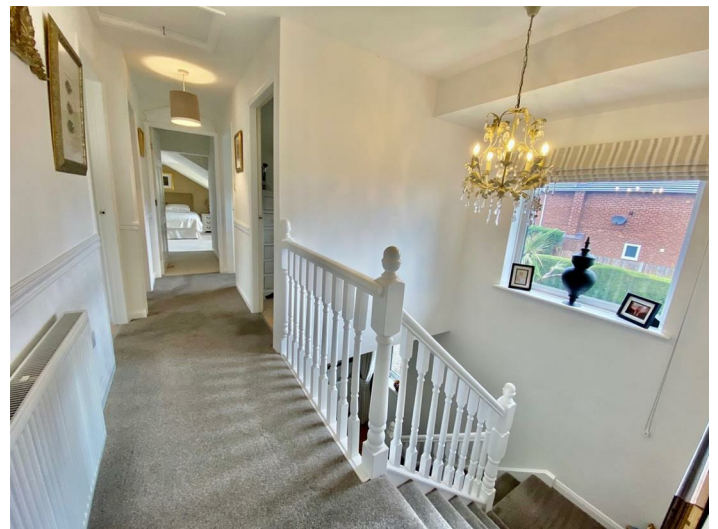
10'9" x 9'4"

(Measurements, incorporates, cloakroom, WC)

The utility area has a base unit with a work surface above it. There is a stainless steel sink with a single drainer and a mixer tap, along with tiled splashbacks. There is also enough space and plumbing for a washing machine and dryer. The room has a radiator and a window that faces the rear of the property. The Worcester gas combination boiler is wall-mounted, and there are internal doors leading to the cloakroom and WC, as well as to the garage. Additionally, there is a double-glazed composite door that opens to the side of the property.

## CLOAKROOM WC

Installed with a low-level WC, along with a pedestal, wash hand basin with tiled splashback's and an opaque window facing the rear elevation.



## FIRST FLOOR LANDING

With a window facing the front elevation, radiator and access to the loft.



## PRINCIPAL BEDROOM

17'6" x 17'6"

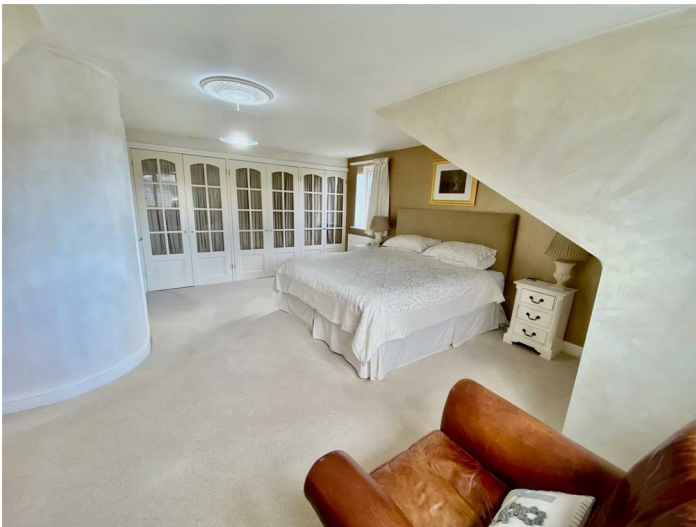
(Measurements, incorporates, ensuite, shower room)

With windows facing the front and side elevations, having two radiators, along with a range of fitted wardrobes with glass fronted doors. The door off opens to the ensuite shower room.



## ENSUITE SHOWER ROOM

Installed with a contemporary suite, comprising a corner, oversize shower enclosure, with an electric shower, a dual flush, low-level WC, pedestal, wash hand basin with chrome mixer tap, ceramic tiled floor, and partially tiled walls, recessed downlights and a Velux skylight set within the ceiling.



## BEDROOM TWO

18'1" x 11'2"

With a window to the side elevation, two radiators and double glazed French doors opening to a Juliet balcony with glass balustrades.



**BEDROOM THREE**

10'3" x 9'4"

Window to the rear elevation and radiator.



**DRESSING ROOM**

6'6" x 5'0"

With a window to the front and radiator.



**BEDROOM FOUR/STUDY**

8'2" x 6'6"

With a window to the front elevation and radiator.



**FAMILY BATHROOM**

10'1" 9'2"

This is a beautiful, light and spacious bathroom that features a slipper bath installed in the corner with a mixer tap, a low-level WC with dual flush, a twin pedestal wash hand basin, and a double shower enclosure with dual-headed shower. The bathroom also includes a column-style white radiator, an oversized porcelain tile floor with partially tiled walls, an extractor fan, and recessed downlights within the ceiling. Additionally, there is a window facing the rear of the property.

**GARAGE**

16'7" x 16'6"

A double garage with two single electric powered up and over doors, fitted with power and light. The garage also features an opaque window on the side elevation and several wall and base units.



## EXTERNALLY

The property is approached over a gravel driveway, which leads alongside the property, to both single garages. The front door has a canopy porch with a courtesy light inserted along with lights, either side. The front garden is predominantly laid to lawn enclosed by hedging with access either side of the property. The rear garden has a small lawned area, a paved and elevated patio area, timber banister and balustrades, and a timber summerhouse again predominantly enclosed by combination of hedging.



## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

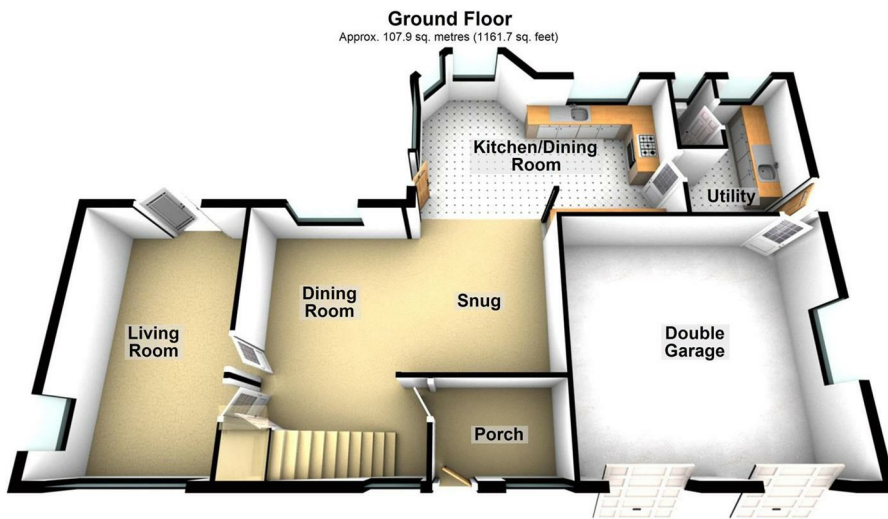
Tenure: Freehold

Council Tax Band: G £3072

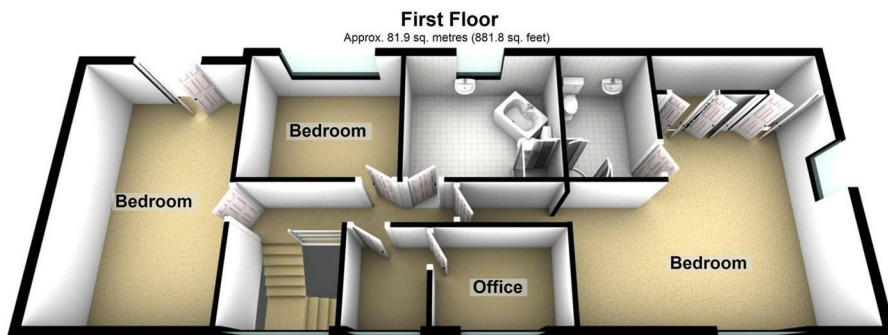
## MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total area: approx. 189.8 sq. metres (2043.5 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	