

# Town & Country

Estate & Letting Agents

Dee Meadows, Holt

Offers In Excess Of £400,000



This well-maintained detached home in Holt features UPVC double glazing, gas central heating, a spacious living room, dining room, kitchen, utility room, family bathroom, and four bedrooms, two with ensuite facilities. It includes front lawn and shrub gardens, ample off-road parking, and an enclosed rear garden with a summer house, garden shed and well-kept lawn. The property is available with no onward chain.

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## DESCRIPTION

Situated on a generous plot within a modern development in the highly desirable and sought-after village of Holt, this well-maintained detached home offers UPVC double glazing and gas central heating throughout. The ground floor features an entrance hall with a cloakroom WC, a spacious living room, a dining room, and a kitchen with an adjoining utility room. On the first floor, the landing provides access to a family bathroom and four bedrooms, with the principal and second guest bedrooms both enjoying ensuite facilities. Externally, the property boasts lawn and shrub gardens at the front, along with ample brick block off-road parking. Gated access leads to an enclosed rear garden, which features paved pathways, patio areas, a summer house, a garden shed and a well-kept lawn with established plants and trees. The rear garden enjoys a private setting, not directly overlooked. This property is available with the added benefit of no onward chain.



## LOCATION

Located within the picturesque village of Holt, on the border of England which is marked by the nearby River Dee. Holt itself offers a wonderful array of local amenities and facilities including independent shops, numerous pubs and a garden centre with an on site farm shop, deli and café within easy walking distance. The medieval sandstone Holt Bridge crosses the River Dee into the village of Farndon, offering additional local facilities including a butcher, coffee shop, a gastro pub and numerous independent shops. The historic roman city of Chester and Wrexham both provide a more comprehensive offering. On the educational front, there are primary schools in both Holt and Farndon with secondary schooling in Rossett. Highly regarded local independent schools include King's and

Queen's Schools in Chester. On the recreational front there are some wonderful walks along the River Dee and numerous local golf courses including Carden Park Golf Resort offering two championship golf courses. Holt is well placed for commuting to the Chester Business Park and Wrexham Industrial Estate, along with the commercial centres of the North West. Chester station has a direct service to London, Euston within 2 hours.

## DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards Street Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, continue straight to stay on 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, slight left onto Wrexham Road./B5445, continue to follow B5445, turn left onto Darland Lane, turn right onto Gamford Lane, turn left onto Rossett Road/B5102, continue to follow B5102, turn right onto Castle Street/B5102, slight right to stay on Castle Street/B5102, continue straight onto Francis' Lane, turn left onto Dee Meadows. The destination will be on the left.

## ENTRANCE HALL

14'4" x 5'5"

The property is entered through a composite double-glazed front door, leading into the entrance hall. The hall features stairs rising to the first-floor accommodation, with a banister and spindle balustrades, along with a storage cupboard below. Doors off the entrance hall provide access to the kitchen, living room, and cloakroom WC.

## CLOAKROOM WC

The cloakroom WC is installed with a wash hand basin, complemented by a tiled splashback and mirror above, a low-level WC, a radiator, and an opaque window facing the front elevation.



## LIVING ROOM

16'6" x 13'4"

The living room features a window facing the front elevation with remote controlled electric blind, two radiators, and a living flame gas fire set within a marble hearth with an Adams-style surround. A door opens to the dining room.



## KITCHEN

16'9" x 9'7"

The kitchen is fitted with woodgrain effect wall, base, and drawer units, complemented by stainless steel handles. It offers ample work surface space, including an integrated breakfast bar that houses a stainless steel single drainer sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel five-burner gas hob with an extractor, a double oven, and a dishwasher. The flooring is ceramic tiled, and there is a radiator. Three windows within a bay overlook the rear garden, bringing in plenty of natural light.

## UTILITY ROOM

8'10" x 7'3"

The utility room is fitted with white wall and base units. The work surface houses a stainless steel single drainer sink unit with a mixer tap, with the combination boiler mounted above. There is space and plumbing for a washing machine and tumble dryer. Additional features include a tiled splashback, ceramic tile flooring, and a radiator. The room offers access through a UPVC secure door to the garage and a UPVC double glazed door opening to the rear garden.



## DINING ROOM

11'8" x 9'2"

The dining room includes a radiator and UPVC double glazed doors that open to the rear garden, allowing natural light to flow in and providing easy access to the outdoor space.

## FIRST FLOOR LANDING

The landing provides access to the loft space via a retractable ladder and features an airing cupboard housing the hot water cylinder. Doors open to the family bathroom and all four bedrooms, with both the principal and second guest bedrooms benefiting from ensuite facilities.



### PRINCIPAL BEDROOM

19'4" x 8'3"

The principal bedroom features a window facing the front elevation with remote controlled electric blind, a radiator, and is fitted with a full range of floor-to-ceiling light maple-style wardrobes. These wardrobes are complemented by a matching dressing table and bedside cabinets, all with stainless steel handles. A door leads to the en suite shower room.



### BEDROOM TWO

14'1" x 9'4"

This bedroom features a window facing the front elevation, a radiator, and built-in double wardrobes along with a fitted corner wardrobe. The door off opens to the ensuite shower room.



### ENSUITE SHOWER ROOM

8'3" x 5'6"

The ensuite shower room is installed with a modern white suite comprising an oversized corner shower enclosure with an electric shower, a low-level WC, and a pedestal wash hand basin. The room features partially tiled walls, a radiator, and an opaque window facing the rear elevation with an integrated blind. Recessed downlights and an integrated extractor fan are set within the ceiling.



### ENSUITE SHOWER ROOM

8'4" x 5'2"

This ensuite is installed with a modern white suite comprising a single shower enclosure with an electric Myra shower, a low-level WC, and a vanity unit housing a wash hand basin with tiled splashback. Additional features include a chrome heated towel rail, an extractor fan, and an opaque window facing the front elevation.



### BEDROOM THREE

9'8" x 11'6"

The third bedroom features a window facing the rear elevation with a radiator below. It is fitted with a corner wardrobe and floor-to-ceiling shelving.



### BATHROOM

8'4" x 5'7"

The family bathroom is installed with a panel bath featuring a Victorian-style central mixer tap, a low-level WC, and a pedestal wash hand basin with a mirror above and a shaving socket. The walls are partially tiled, and the room also includes a radiator, extractor fan, and an opaque window facing the side elevation.



### BEDROOM FOUR

9'6" x 7'2"

The fourth bedroom features a window facing the rear elevation with a radiator below. It is fitted with a wardrobe and a luggage-covered canopy.



### EXTERNALLY

To the front of the property, you'll find a well-maintained shrub garden and a lawn area. There's ample off-road parking provided by a brick block driveway that leads to an integrated garage. An iron gate offers side access to the rear garden. Above the front door, there is a canopy with an inset light for added convenience.

The rear garden features gated side access leading to a paved pathway that extends into spacious paved patio areas. The central lawn garden is surrounded by a variety of mature plants and trees, ensuring a private and secluded setting. A timber and glazed summer house is situated in the far corner of the garden, which is not directly overlooked from the rear. Additional features include a garden shed, an outside light, water supply, and the garden is enclosed by timber fence panels with concrete posts for privacy and security.



## GARAGE

17'4" x 9'0

The garage is accessed via an up-and-over door with an opaque window on the side elevation. It is equipped with power and lighting, providing ample space for storage or parking.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: G £3357

## 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.

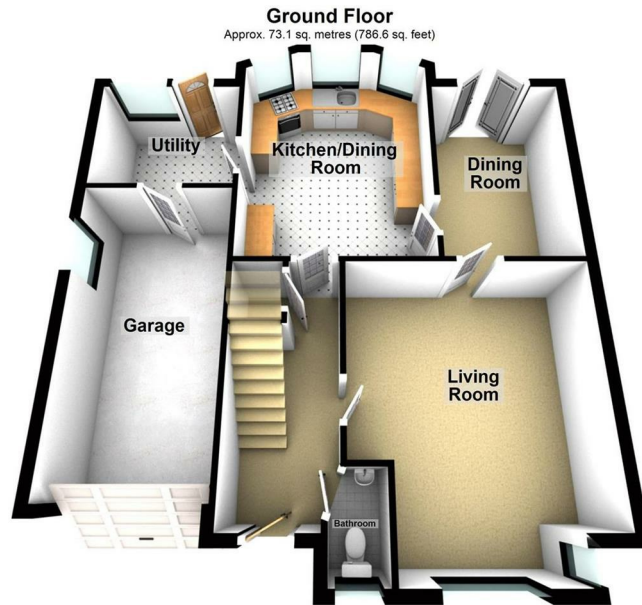
## SUBMIT AN OFFER

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

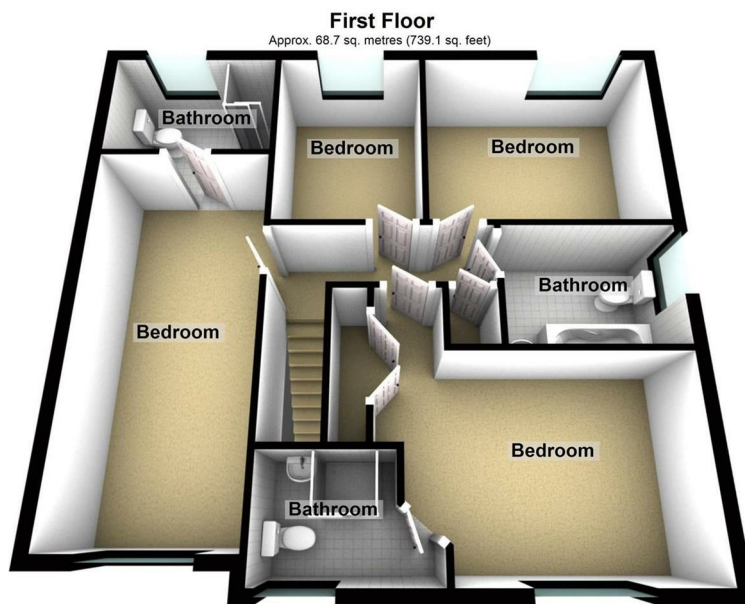
## MORTGAGE SERVICES

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. 141.7 sq. metres (1525.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(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	

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.