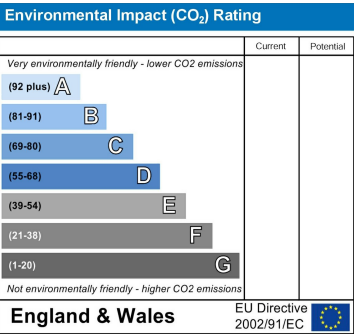
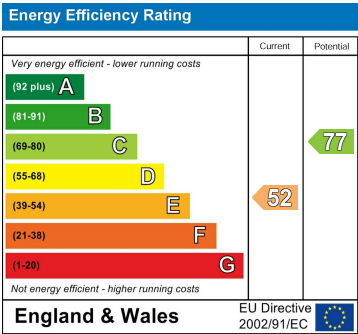


62 Penfold Way, Dodleston, Chester, Cheshire, CH4 9NL



Total area: approx. 154.1 sq. metres (1658.6 sq. feet)



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



www.cavendishproperties.co.uk

Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



62 Penfold Way
Dodleston, Chester, Cheshire
CH4 9NL

Offers Over
£500,000

*** Stunning Detached Bungalow with Countryside Views ***

Enjoying beautiful open views across farmland to the rear, this spacious four-bedroom detached bungalow is set back from Penfold Way in the highly sought-after village of Dodleston. Offering well-presented and versatile accommodation throughout, this property is ideal for families or those seeking single-level living in a peaceful setting. The interior briefly comprises a welcoming reception hallway with built-in storage and an airing cupboard. The bright dual-aspect living room features an attractive brick fireplace and patio doors opening onto the rear garden, creating a perfect space for relaxing or entertaining. There is also a dining room and a stylish fitted kitchen complete with a modern range of Shaker-style units. The property boasts a spacious principal bedroom with en-suite shower room, along with three further well-proportioned bedrooms (one is currently used as a study) and a contemporary family bathroom. Additional benefits include UPVC double glazing, gas-fired central heating, and low-maintenance UPVC fascia boards and soffits. Externally, the property sits within gardens to three sides. To the front, a lawned garden with established shrubs is complemented by a tarmac driveway leading to a double garage. The side and rear gardens have been thoughtfully landscaped, featuring an Indian stone patio, shaped lawn, and well-stocked borders with a variety of shrubs and trees. Fully enclosed and enjoying a sunny aspect, the rear garden offers delightful uninterrupted views across open farmland. Early viewing is highly recommended to fully appreciate this fantastic home.

LOCATION



The picturesque village of Dodleston is situated some 4 miles from Chester, and is conveniently located for daily travel to the Business Park and neighbouring industrial and commercial centres via the Chester Southerly by-pass and the M53 motorway. The village provides a general store, pub with restaurant facilities, a pretty Church and primary school. There is also the Dodleston Sports Field, which is owned and operated by Dodleston Parish Council, with its own pavilion and plenty of room for football, as well as a cricket pitch with all-weather wicket. Further facilities close at hand include golf courses, tennis courts and the Broughton Retail Park, with Chester City centre offering further extensive shopping and leisure facilities.

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

PORCH

Recessed Porch with outside light and quarry tiled step. Composite double glazed entrance door with double glazed side panel to the Reception Hall.

RECEPTION HALL



Coved ceiling with three ceiling light points, double radiator, smoke alarm, built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving and the central heating and hot water controls, built-in cupboard with hanging rail and shelf, and access to loft space. Double opening glazed doors to the Living Room, glazed doors to the Dining Room and Kitchen and doors to the Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.

LIVING ROOM

6.55 x 3.94 (21'6" x 12'11")



UPVC double glazed bay window overlooking the front with

DIRECTIONS

Proceed out of Chester via the Grosvenor Bridge and take the third exit off the Overleigh roundabout into Lache Lane. Follow Lache Lane to the next roundabout and take the third exit. Continue over the railway crossing and turn next left, signposted Dodleston. Proceed into the village and take the first turning left into Penfold Way. Follow Penfold Way, passing Mallory Walk and Egerton Walk. At the fork bear left, which is a continuation of Penfold Way, and the property will then be found after a short distance on the right hand side set back from the road.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band F - Cheshire West and Chester.

AGENT'S NOTES

- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * The property benefits from cavity wall insulation and has loft insulation.
- * Low maintenance UPVC fascia boards, soffits and replacement guttering have been fitted.
- * The central heating boiler has been annually serviced. The most recent service was on 9/10/2025.

AML

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to

Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

PS/CC

REAR GARDEN



To the rear the garden is laid to lawn with an extensive Indian stone flagged patio and deep well stocked borders well planted with a variety of shrubs and small trees being enclosed by wooden fencing and an established hedge. The rear garden enjoys a pleasant open outlook across farmland with towards the Welsh Hills and enjoys a sunny aspect. Outside lighting to rear.



REAR ELEVATION



SIDE GARDEN



To the right hand side of the bungalow there is an additional area of garden, well planted with a variety of shrubs and small trees, with a flagged pathway and gravelled pathway. Outside water tap. There is also a large garden shed.

DOUBLE GARAGE

6.55 maximum x 5.00 (21'6" maximum x 16'5")

With an electronic remote controlled up and over sectional door, access roof space, water tap, fluorescent strip light, a free-standing Ideal Mexico gas fired central heating boiler, UPVC double glazed window and UPVC double glazed door to outside.

deep display window sill, coved ceiling, two ceiling light points, single radiator with thermostat, television aerial point, UPVC double glazed sliding patio doors to the rear garden and chimney breast with brick fireplace and slate hearth housing a 'living flame' coal-effect gas fire. Archway opening to Dining Room.

DINING ROOM

3.53 x 3.28 (11'7" x 10'9")



UPVC double glazed window overlooking the rear with views across farmland, single radiator with thermostat, coved ceiling and ceiling light point.

BREAKFAST KITCHEN

4.39 x 3.28 (14'5" x 10'9")



Fitted with a comprehensive range of cream fronted shaker style units incorporating drawers and cupboards with laminated worktops and a breakfast bar. Free-standing island unit with storage cupboards, two drawers and oak worktop. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas with concealed under-cupboard lighting. Fitted four-ring gas hob with extractor above and built-in electric fan assisted double oven and grill. Space for tall fridge freezer, plumbing and space for washing machine, vinyl wood effect flooring, double radiator, access to loft space, UPVC double glazed window to side and UPVC double glazed door to outside.

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PRINCIPAL BEDROOM

4.52 x 3.02 (14'10" x 9'11")



spotlights, tiled floor, chrome ladder style towel radiator, extractor and UPVC double glazed window with obscured glass.

BEDROOM TWO

3.66 x 3.48 (12'0" x 11'5")



UPVC double glazed window overlooking the front, ceiling light point and single radiator.

BEDROOM THREE

3.58 x 2.54 (11'9" x 8'4")



UPVC double glazed window, ceiling light point, single radiator and built-in wardrobe with two sliding mirrored doors having hanging space and shelving.

BEDROOM FOUR/STUDY

3.02 x 2.84 (9'11" x 9'4")



UPVC double glazed window overlooking the side, ceiling light point, single radiator, wood effect flooring, and telephone point.

FAMILY BATHROOM

2.62 maximum x 1.98 (8'7" maximum x 6'6")



Modern white suite comprising: panelled bath with mixer tap, wall mounted mixer shower and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, electric shaver point, single radiator, ceiling light point, laminate wood effect flooring and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



The property occupies a pleasant position set back from Penfold Way. To the front there is a lawned garden and mature shrubbery. A tarmac driveway leads to a Double Garage. A gated pathway to both sides of the bungalow provides access to the rear garden

