

Town & Country

Estate & Letting Agents

Village Road, Waverton

Offers Over £580,000



Enjoying beautiful rural views and nestled on Village Road within the charming and picturesque village of Waverton. This modern detached dormer bungalow provides a delightful blend of comfort and convenience.

Offering adaptable accommodation, with the benefit of gas central heating and double glazing, having the advantage of four well-proportioned bedrooms, including two located on the ground floor, a shower room and a family bathroom. The property offers ample off-road parking and low maintenance gardens. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

This dormer bungalow is ideal for families or those seeking single-level living with the option of additional space upstairs. The adaptable accommodation comprises of an entrance hall with stairs rising to the first floor, a spacious living room with two front-facing windows taking full advantage of the views, and a kitchen/dining/sitting room fitted with a range of light wood-grain-effect wall, base, and drawer units with a utility room off. The ground floor also includes two double bedrooms fitted with light wood-grain-effect furniture and a white three-piece shower room. The first-floor landing offers access to a walk-in linen cupboard, a thoughtfully designed white four-piece bathroom and two further bedrooms, one facing the front elevation and the other to the rear. Externally the bungalow enjoys beautiful, far-reaching rural views to the front and is approached through double iron gates, opening onto ample brick-block off-road parking and turning space. There are raised stone planters, a lawn, and a shrubbed garden running along the right-hand side of the property, with hedged boundaries and an iron gate providing access to the rear garden. Designed for low maintenance and fully enclosed by timber fence panels, the rear garden is predominantly paved and features a raised shrubbed planter, two timber sheds, outside power, lighting, and a water supply.



LOCATION

The sought-after village of Waverton is a popular residential location offering a strong sense of community alongside a range of convenient local amenities. The village provides everyday shopping facilities, a well-regarded primary school, and a community and health centre. It also benefits from pleasant green spaces and scenic canal-sidewalks along the Shropshire Union Canal, making it particularly appealing to

families and those seeking a semi-rural lifestyle. More extensive facilities are available in nearby Chester City Centre, which offers a comprehensive range of shopping, dining, leisure, and cultural attractions. The property is also well placed for commuting, with easy access to the M53, the wider motorway network, and the Chester Southerly By-Pass providing routes to Deeside and North Wales.

DIRECTIONS

From the Chester branch head north on Lower Bridge Street towards Grosvenor Street/A5268, Turn right onto Pepper Street/A5268 and continue to follow A5268. Turn right onto Foregate Street/A5268 and continue to follow A5268. Turn right onto The Bars/A5268, slight left onto Boughton/A51, continue to follow A51, turn right onto Challinor Street/A51, Slight left onto Christleton Road/A5115, continue to follow A5115, continue straight onto Boughton Heath Junction, continue straight onto Whitchurch Road/A41, turn left onto Moor Lane, continue onto Common Lane, continue onto Village Road and the bungalow will be located on the left hand side.

ENTRANCE HALL

The property is entered via an opaque UPVC double-glazed door opening into the entrance hall, with stairs rising to the first-floor accommodation, a radiator, recessed downlights, and doors leading to the living room, kitchen/dining/sitting room, two ground-floor bedrooms, and a shower room.



LIVING ROOM

24'3 x 11'0 (max)

With two radiators, a feature marble fireplace housing an electric fire, a window to the side elevation, and two windows to the front elevation framing rural views.



KITCHEN



KITCHEN/DINING/SITTING ROOM

20'9 x 15'3 (max)

Featuring light oak flooring throughout, two radiators, a UPVC double-glazed patio door opening to the front garden, an opaque window to the side, and a window to the rear elevation. A glazed door leads to the utility room. The kitchen area is fitted with a range of attractive light wood-grain-effect wall, base, and drawer units complemented by stainless steel handles, along with an island unit and granite work surfaces throughout. It incorporates a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. There is space for a range cooker with a stainless steel extractor hood above, an integrated dishwasher, and recessed downlights throughout.



UTILITY ROOM

10'6 x 5'5

With a ceramic tiled floor, radiator, and window to the rear elevation. Fitted with wall and base units and work surface space incorporating a stainless steel single-drain sink with mixer tap and tiled splashback. There is space for a tumble dryer and plumbing for a washing machine. An opaque UPVC double-glazed door provides access to the rear garden.



GROUND FLOOR BEDROOM ONE

11'0 x 9'9

With a window to the side elevation, radiator, and fitted light wood-grain-effect wardrobes, cabinets, and dressing table.



GROUND FLOOR BEDROOM TWO

11'0 x 8'10

Fitted with light wood-grain-effect wardrobes with integrated drawers, a window to the side elevation, and a radiator.



SHOWER ROOM

6'0 x 4'6

Fitted with a three-piece white suite comprising a dual-flush low-level WC, vanity unit housing a wash hand basin with mixer tap, and a corner shower enclosure with electric shower and extractor fan above. The floor is ceramic tiled, the walls are partially tiled, and there is a radiator and opaque window to the rear elevation. Recessed downlights are set within the ceiling.

FIRST FLOOR LANDING

With doors leading to both first-floor bedrooms and the four-piece bathroom suite. A door opens to a walk-in linen cupboard with shelving and a radiator, as well as access to eaves storage.



BEDROOM THREE

10'10 x 9'4

Fitted with a range of light wood-grain-effect wardrobes running along one wall, a vaulted ceiling, radiator, and window to the front elevation framing elevated rural views.



BEDROOM FOUR

11'0 x 6'4

Also fitted with light wood-grain-effect wardrobes along one wall, with a window to the rear elevation, radiator below, and access to storage space.



BATHROOM

Installed with a white four-piece suite comprising a spa bath, corner shower enclosure with dual-head thermostatic shower, dual-flush low-level WC, and pedestal wash hand basin. The walls are partially tiled, there is a radiator, and a double-glazed skylight is set within the ceiling.



EXTERNALLY

The property enjoys beautiful, far-reaching rural views to the front and is approached through double iron gates, opening onto ample brick-block off-road parking and turning space. There are raised stone planters, a lawn, and a shrub garden running along the right-hand side of the property, with hedged boundaries and an iron gate providing access to the rear garden. Designed for low maintenance, the rear garden is predominantly paved and featuring a raised shrub planter, two timber sheds, outside power, lighting, and a water supply. It is fully enclosed by timber fence panels.





SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: E

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & 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 & Country Estate Agents 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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general

information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building

regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

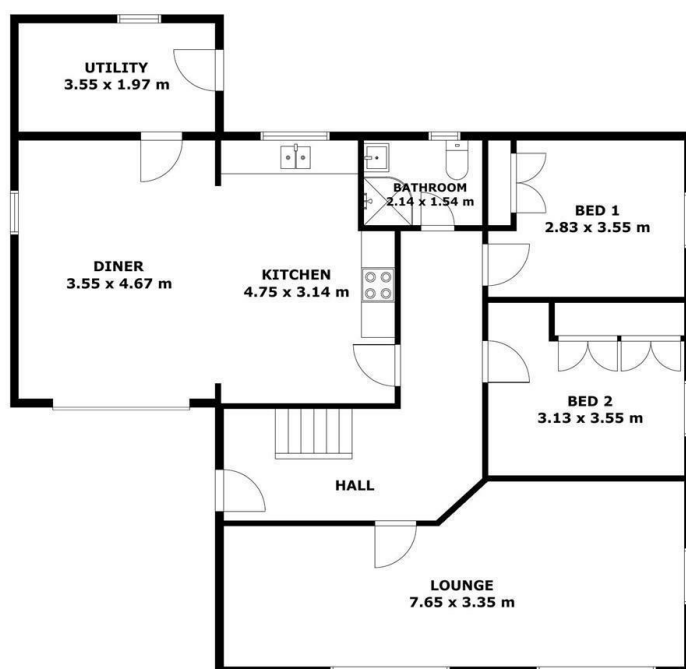
The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

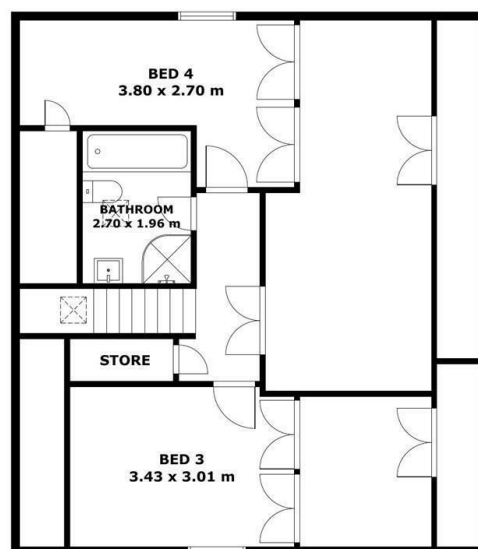
Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval.

GROUND FLOOR
Approx. 103.9 sq. metres



FIRST FLOOR
Approx. 79.1 sq. metres



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		
(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