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Fox Lane, Chester

Offers In Excess Of £500,000

Nestled at the end of a tranquil cul-de-sac on Fox Lane in Waverton, Chester, this charming detached dormer bungalow offers a delightful blend of comfort and versatility. With stunning views over the surrounding farmland, this property is perfect for those seeking a peaceful retreat while remaining close to local amenities.

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DESCRIPTION

Situated at the end of a cul-de-sac and offering beautiful views over farmland to the side, this detached dormer property benefits from uPVC double glazing and gas central heating, providing versatile accommodation throughout.

In brief, the accommodation comprises an entrance hall with a double-door cloaks cupboard and shelved storage cupboard, a dual-aspect living/dining room with patio doors opening to the rear garden, a kitchen fitted with a range of wall, base, and drawer units, a cloakroom WC, a sitting room with conservatory off, two ground-floor bedrooms, and a four-piece bathroom suite.

The first-floor landing offers access to two further bedrooms as well as an additional bathroom.

The property occupies an enviable position with established gardens featuring a variety of mature plants, shrubs, and trees, together with a large paved seating area, pergola, timber summer house, and detached garage.

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.

ENTRANCE HALL

The property is entered through an opaque uPVC double-glazed front door, which opens into the entrance hall. There is a double-door store/cloaks cupboard, a further shelved storage cupboard, a radiator, and stairs rising to the first-floor accommodation. Partially glazed doors open to the living/dining room and kitchen, with further doors leading to the cloakroom WC, bathroom, sitting room with conservatory off, and two ground-floor bedrooms.

CLOAKROOM WC

6'0 x 3'9

Installed with a vanity unit housing a wash basin with mixer tap and tiled splashback. There is also a dual-flush low-level WC, a radiator, and an opaque window to the side elevation.

LIVING/DINING ROOM

25'3 x 13'6

Featuring an exposed Yorkstone fireplace with housing for a coal-effect living flame gas fire, a radiator, a large window facing the front elevation, a smaller window to the side elevation, and patio doors opening out to the rear garden.

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SITTING ROOM

13'6 x 12'10

Having a coal-effect gas fire set on a marble hearth, with a window facing the front elevation, a radiator below, and sliding glazed doors opening to the conservatory.

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CONSERVATORY

10'3 x 8'0

Constructed with a low brick wall and a uPVC double-glazed frame, with an integrated door opening out to the side garden. The conservatory offers views over the side garden and the fields beyond.

KITCHEN

11'2 x 7'5

The kitchen is fitted with a range of wall, base, and drawer units with work surface space incorporating a stainless steel single-drainer sink unit with mixer tap and tiled splashback. There is space for a cooker with extractor hood above, space and plumbing for a washing machine, an integrated slimline dishwasher, a radiator, and a timber-panelled ceiling with recessed downlights. A window faces the rear elevation, and a uPVC opaque double-glazed farmhouse-style door opens to the rear of the property.

GROUND FLOOR BEDROOM ONE

11'0 x 9'5

With a window facing the rear elevation and a radiator below.

GROUND FLOOR BEDROOM TWO

9'5 x 9'2

With an understairs storage cupboard, a window to the side elevation, and a radiator below.

GROUND FLOOR BATHROOM

10'8 x 5'3

The ground-floor bathroom is installed with a coloured four-piece bathroom suite comprising a shower enclosure with thermostatic shower, a panelled bath, a low-level WC, and a pedestal wash basin. The walls are partially tiled, with a radiator, an opaque window to the rear elevation, and a timber-panelled ceiling with inset lighting.

FIRST FLOOR LANDING

Having a banister with spindle balustrades, a double-glazed skylight facing the front elevation, and doors opening to both first-floor bedrooms and the bathroom.

FIRST FLOOR BATHROOM

8'8 x 6'5

The first-floor bathroom is installed with a coloured suite comprising a panelled bath, low-level WC, and pedestal wash basin. The walls are partially tiled, with a radiator and a double-glazed skylight with integrated blind facing the rear elevation.

FIRST FLOOR BEDROOM THREE

15'0 x 11'6

With a window facing the front elevation, a double-glazed skylight with integrated blind facing the rear elevation, a radiator below, and a built-in double-door cupboard.

FIRST FLOOR BEDROOM FOUR

14'2 x 9'4

With a double-glazed skylight with integrated blind facing the rear elevation and a radiator below, entrance to the attic , a built-in cupboard housing the Worcester gas combination boiler, and a window facing the side elevation framing beautiful views over the fields.

EXTERNALLY

The property is entered through a five-bar farmhouse-style wooden gate, opening onto ample driveway parking for several vehicles, leading to a detached garage and offering access around the entire property.

Directly to the front of the property is a lawned and shrubbed garden with a mature oak tree and a paved pathway leading to the side garden, which is also laid to lawn with shrub borders and a vegetable garden, along with a timber storage shed and beautiful views over the fields.

To the rear of the property is a more low-maintenance garden, predominantly paved and well stocked with a variety of mature plants, shrubs, and trees, along with a pergola, external lighting, and a water supply. The rear garden also offers access to the single garage and a lovely timber summer house.

SUMMER HOUSE

8'9 x 9'9

Being of solid timber construction with a single-glazed window to the side elevation and access from both the front and rear through glazed French doors.

GARAGE

15'8 x 7'8

A detached prefabricated garage with power and lighting, an up-and-over garage door, single-glazed windows to the side and rear elevations, and a timber rear access door.

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SERVICES TO PROPERTY

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

Tenure: Freehold
Council Tax: D

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.

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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.

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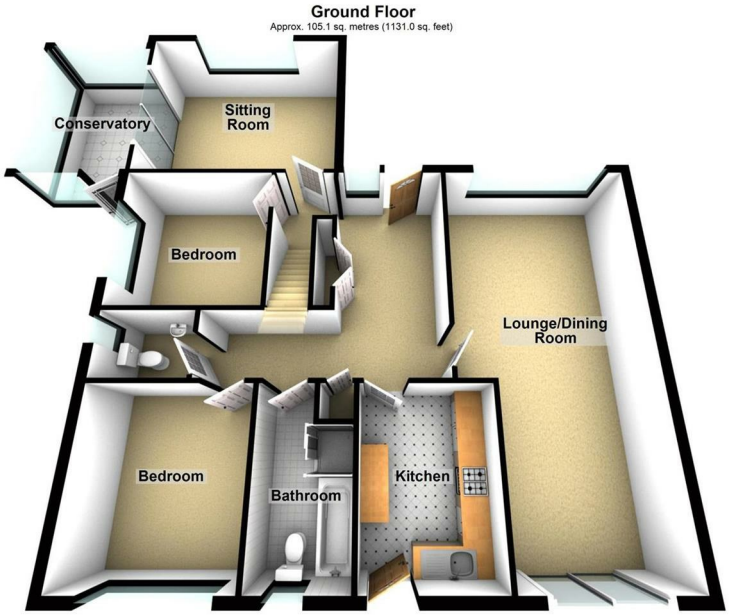
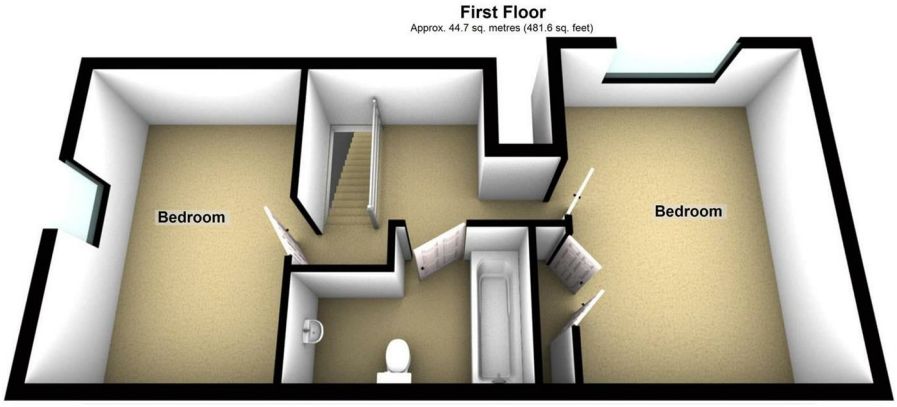
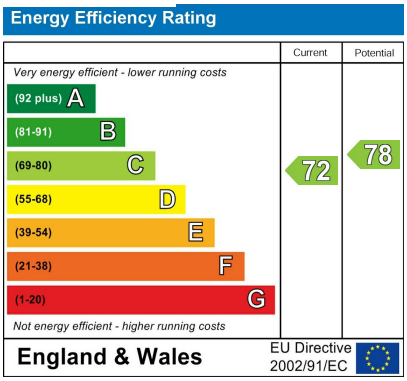


Total area: approx. 149.8 sq. metres (1612.7 sq. feet)





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