

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		80	85
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Llamedos White Lane
Christleton, Chester,
CH3 6AH

Asking Price
£450,000

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.

Set on the outskirts of the sought-after village of Christleton, this immaculately presented three-bedroom detached bungalow offers stylish, comfortable living with easy access to excellent local amenities, Christleton High School, and great transport links.

The property sits on a large, well-maintained plot, providing plenty of outdoor space for families to enjoy. Inside, it has been beautifully updated and cared for, creating a home that's ready to move straight into.

Recent improvements include a newly installed roof with upgraded insulation and solar panels, helping to enhance energy efficiency and reduce running costs. The home is currently oil heated, but with solar panels already in place, it offers future potential for an air source heat pump installation.

The bright and spacious lounge and dining area form the heart of the home, ideal for everyday family life and entertaining. A glass garden room overlooks the attractive gardens, offering a versatile space to relax or work. The modern kitchen provides ample storage and direct access to the integral garage, adding practicality and convenience.

There are three well-proportioned bedrooms, including a main bedroom with an en-suite shower room, a further double, and a flexible third room perfect for a child's bedroom, study, or guest space. A modern family bathroom completes the layout.

Outside, the generous wrap-around gardens are mainly laid to lawn and bordered by mature planting, offering plenty of space for outdoor play, gardening, or alfresco dining. Located within walking distance of Christleton village and its excellent amenities—including the highly regarded Christleton High School - the property also enjoys easy access to the A55 and motorway network, making it ideal for commuters.

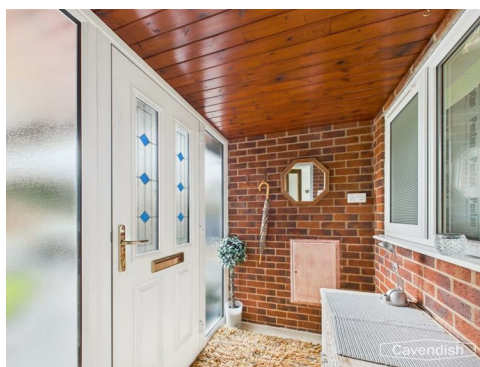
With no onward chain, this superb bungalow combines





Llamedos is set on peaceful White Lane, just a stones throw from the sought-after village of Christleton and just a few minutes drive from Chester city centre. The area is ideal for families, boasting highly rated schools including Christleton Primary and Christleton High School, both within easy reach. Excellent transport links include regular bus services to Chester, quick access to the A55 and M53 motorways, and short travel times for commuters. The village offers a welcoming community atmosphere with local shops, pubs, and cafés, along with Christleton Sports Centre and scenic walks by the canal and village pond. Chester's wider amenities, shopping, and rail connections are also just minutes away. Combining strong schooling, great connectivity, and village charm, Llamedos is perfectly placed for family living.

Entry
2.08 x 1.53 m (6'10" x 5'0")



An inviting entryway provides a welcoming space with space for coat and shoe storage and there is access directly into the living room/dining room.

Living Room/Dining Room
5.52 x 7.65 m (18'1" x 25'1")



This large, bright open-plan living and dining area offers plenty of space for relaxation and entertaining. It is carpeted

throughout and features a fireplace as a focal point. The room enjoys natural light streaming through multiple windows and a box bay, walk-in window that frames the garden perfectly, seamlessly blending indoor and outdoor living. Neutral tones create a calm and inviting atmosphere, perfect for both family gatherings and quiet evenings.



Kitchen
3.20 x 2.80 m (10'6" x 9'2")



The kitchen is modern and practical, boasting high-gloss grey cabinetry with ample storage and integrated appliances including an oven electric hob. Marble-effect worktops provide a stylish workspace, complemented by a window that looks out onto the garden. The kitchen also benefits from tiled flooring and a door leading to the garage, enhancing convenience.

Sunroom
2.42 x 3.10 m (7'11" x 10'2")



The sunroom is a charming addition, featuring tiled flooring and a brick-effect wall. The room is filled with light thanks to its glass roof and large glass panels, making it an ideal spot to enjoy views of the garden while sheltered from the elements. The design encourages a tranquil retreat within the home.

Inner Hallway
0.83 x 2.84 m (2'8" x 9'3")

The hallway is a carpeted passage providing access to the bedrooms and bathrooms. It is practical and simple, linking the various parts of the home. There is also a built-in storage cupboard.

Bedroom 1
3.83 x 2.73 m (12'6" x 8'11")



This well-proportioned bedroom benefits from natural light through a large window with views of the garden. The room is carpeted and decorated in neutral tones, providing a calm and restful space that can comfortably accommodate a king-size bed. There is a large built-in wardrobe along with a bedside cabinet.

Ensuite Shower Room
2.54 x 0.88 m (8'4" x 2'10")

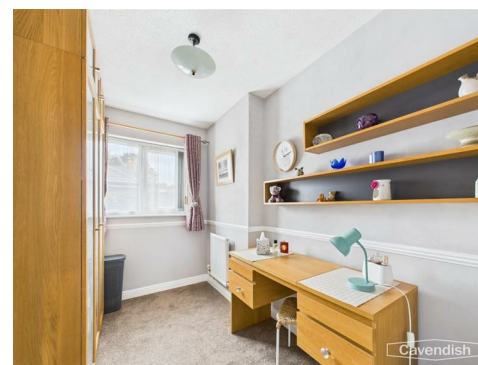
The shower room is fitted with a compact basin and shower cubicle. The walls are decorated with modern tiles in shades of grey, and a circular mirror adds a touch of style. A window ensures the space is bright and well-ventilated.

Bedroom 2
2.93 x 1.83 m (9'7" x 5'11")



A smaller bedroom, carpeted and neutrally decorated, with a window overlooking the garden. It offers sufficient space for a single bed and storage, making it suitable for a child's room or guest bedroom.

Bedroom 3
2.77 x 3.84 m (9'1" x 12'7")



Another good-sized bedroom with carpeted flooring and neutral decor. The window fills the room with natural light, and the space is ample for a double bed and furniture, ideal as a main or guest bedroom.

Bathroom
2.76 x 1.67 m (9'0" x 5'5")



This bathroom features tiled walls in neutral tones and a white suite comprising a pedestal basin, WC, and a bath with shower over. A window provides natural light and ventilation. The room is finished with a contemporary radiator and modern fittings, creating a clean and fresh space.

Garage
4.12 x 4.78 m (13'6" x 15'8")

The garage is a substantial detached space with direct access from the kitchen and an external door at the rear. It has ample room for parking a vehicle or for additional storage and utility space.

Rear Garden



The rear garden is a generous and well-maintained outdoor space, mostly laid to lawn and enclosed with mature hedging and fencing for privacy. It features a paved patio area perfect for outdoor seating and entertaining, with flowerbeds and planted borders adding colour and interest.



ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

FREEHOLD

To be confirmed by solicitor.

Viewing

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying

referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.