



5 Dormer Close, Rowton
£475,000



5 Dormer Close

Rowton, Chester

Number 5 Dormer Close is a beautifully presented detached family home, perfectly positioned on the edge of Rowton and Waverton. The property enjoys an enviable location within walking distance of Waverton village, known for its highly regarded primary school, local shops, and easy access to the Shropshire Union Canal, offering picturesque walks into both Chester and the surrounding countryside. With Christleton High School also nearby, this is an ideal setting for family life.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Four bedroom detached family home which has been skilfully improved, situated in a quiet cul-de-sac only a short stroll away from Waverton Village
- Good sized entrance hall with cloaks/w/c off leading to a front sitting room with double doors flowing through to the living room
- Living room enjoying full width bi-fold doors to the rear patio with a multi fuel stove providing all the ingredients for a cosy winters evening
- Over 28ft long fitted dining kitchen with stylish white gloss finished handleless unit with integrated appliances and further UPVC French doors to the rear garden
- Useful utility room with further rear access making an ideal family pet friendly boot room
- Four first floor double bedrooms with an en-

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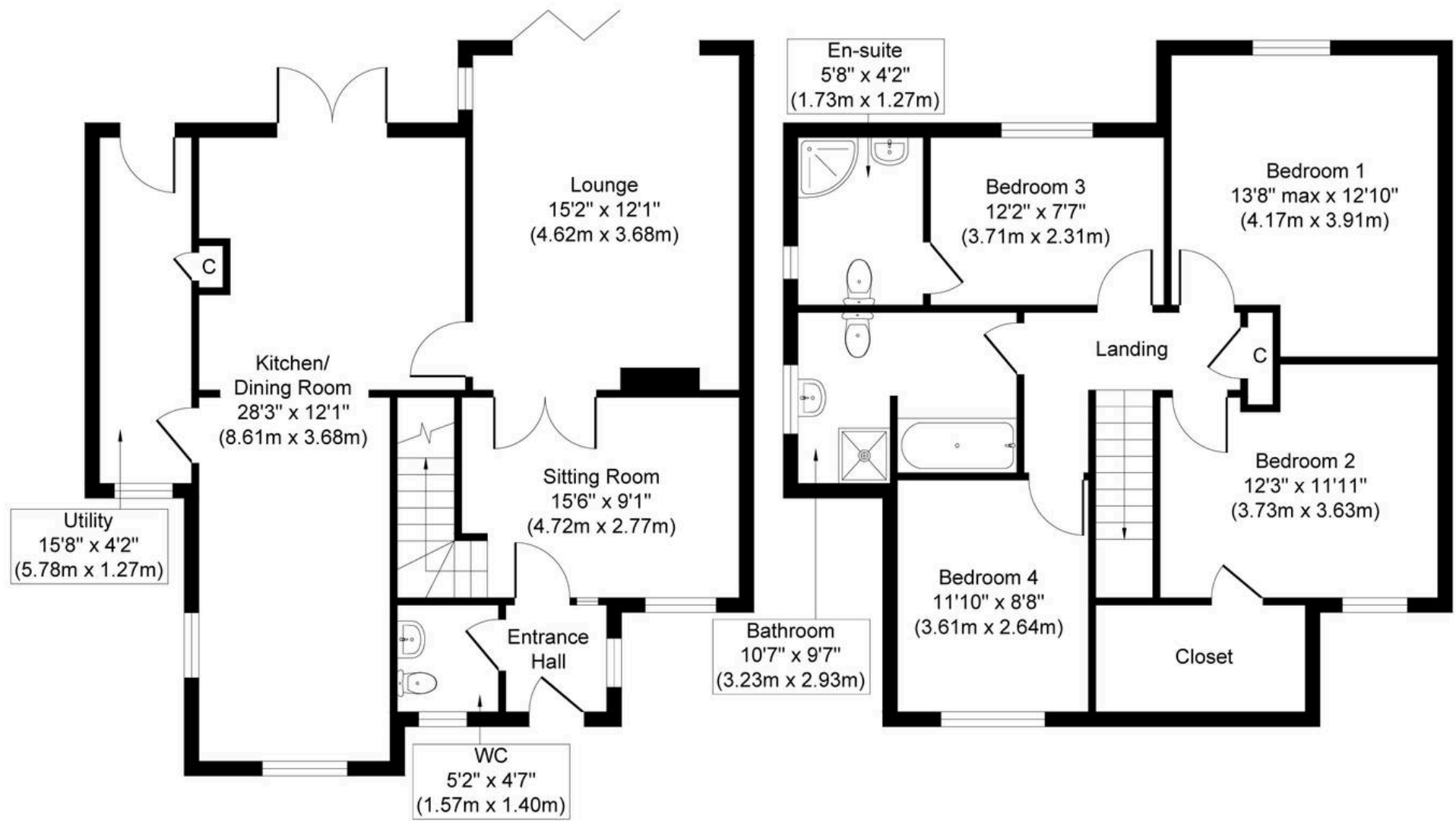
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- Four first floor double bedrooms with an en-suite shower room to the guest bedroom and further potential via a large under eaves storage area
- Main family bathroom with a four piece stylishly





Ground Floor
Approximate Floor Area
741 sq. ft
(68.87 sq. m)

First Floor
Approximate Floor Area
722 sq. ft
(67.07 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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