



## FLAG LANE NORTH, UPTON

£620,000

- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN, DINING & LIVING SPACE
- ENSUITE TO MAIN BEDROOM
- COMPLETELY REFURBISHED & EXTENDED
- LARGE GARDEN
- PRISTINE CONDITION

# DWELL

# FLAG LANE NORTH, UPTON

4  
BED

2  
BATH

3  
RECEPTION

Comprehensively renovated 4-bedroom family home with underfloor heating & garden outbuilding, occupying a sought-after position on Flag Lane North in Upton, this property offers a superb balance of character, modern living and versatile space ideally suited to growing families.

The accommodation has been significantly enhanced by a rear extension, creating an impressive open-plan kitchen and dining space that forms the true heart of the home. The main living space also benefits from an integrated home cinema system with in-ceiling speakers and a recessed projector screen. This bright and contemporary area benefits from underfloor heating, skylights and large doors opening directly onto the garden, allowing natural light to flood in and providing an ideal setting for both everyday family life and entertaining. The kitchen itself is fitted with a range of modern units, integrated appliances and generous worktop space, complemented by a breakfast bar for informal dining.

To the front of the property, a welcoming living room with a bay window offers a cosy yet elegant space, enhanced by feature detailing and excellent natural light. In addition, there is a second reception room which provides excellent flexibility

and can easily be used as a home office, playroom, snug or additional sitting room depending on requirements. A useful utility/laundry room and ground floor WC further add to the practicality of the layout.

To the first floor, the property offers four bedrooms arranged around a central landing. The principal bedroom is particularly generous and benefits from a bay window, while a second bedroom features built-in wardrobes and French doors opening to a Juliet balcony overlooking the rear garden. The remaining bedrooms provide further versatile accommodation, ideal for children, guests or home working. The accommodation is served by a modern family bathroom, finished to a high standard, along with a separate en-suite shower room.

Externally, the property continues to impress with a private and well-proportioned rear garden, combining a patio and decked seating area with a lawn, making it perfect for outdoor dining, entertaining or family use. A substantial timber outbuilding (approx. 6m x 3m) with power, offering excellent potential for conversion. To the front, the property benefits from a driveway providing off-road parking and an attractive frontage that enhances its kerb appeal.

Upton remains one of Chester's most popular residential areas, offering a strong community feel along with excellent amenities. The property is ideally placed for a range of well-regarded primary and secondary schools, making it particularly appealing for families. There is easy access to local shops, supermarkets and services within Upton village, while Chester city centre is just a short drive away, offering a wide selection of restaurants, shops and leisure facilities. The location is also highly convenient for commuters, with straightforward access to the A41, A55 and motorway networks, as well as the Countess of Chester Hospital nearby.









**DWELL**  
Need to sell first?  
Book a free valuation  
01244 886 636

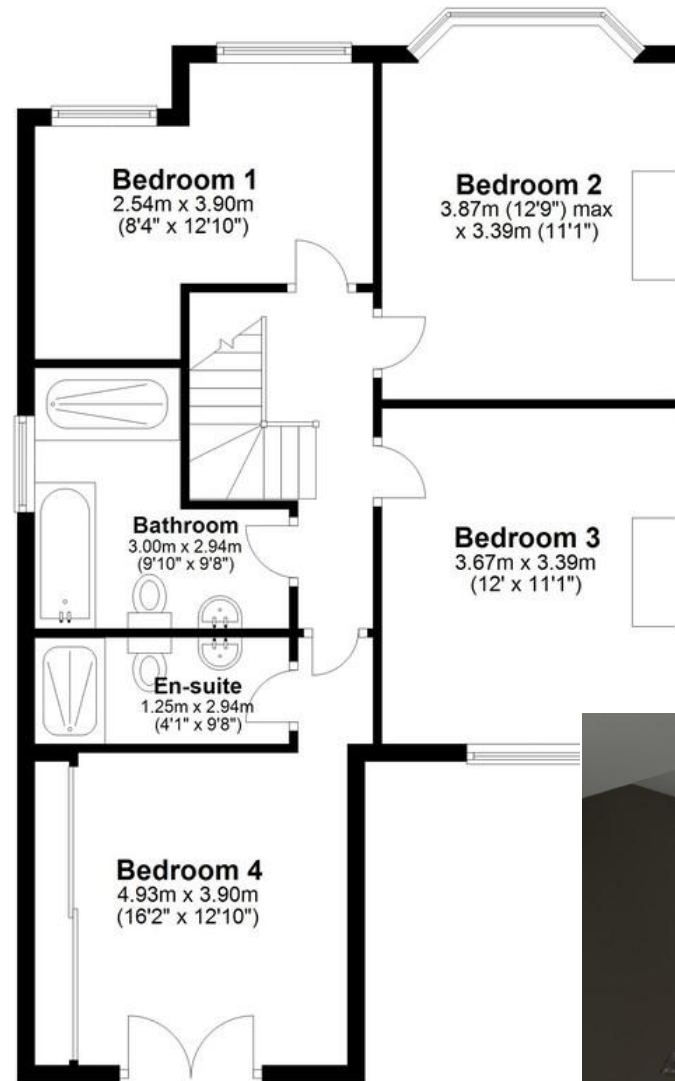
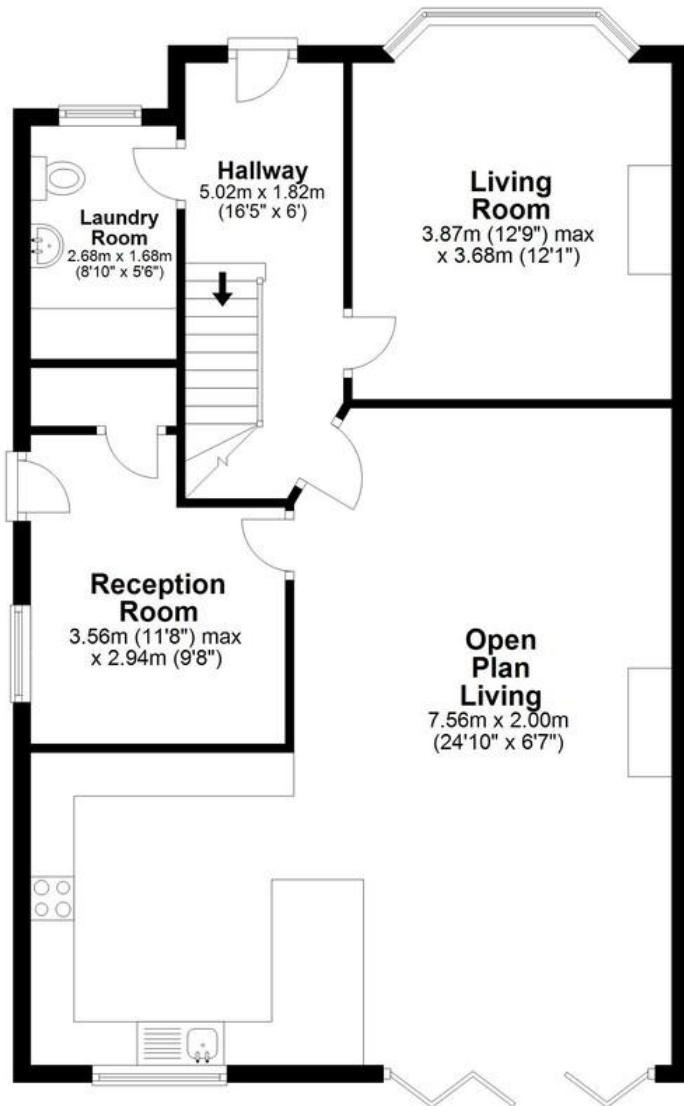




# DWELL

**Ground Floor**

**First Floor**



**TOTAL FLOOR AREA** 1,658 sq ft / 154 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

**COUNCIL TAX**  
Band D

**LOCAL AUTHORITY**  
Cheshire West and Chester Council

**TENURE**  
Freehold

**SERVICE CHARGE (PA)**

**GROUND RENT (PA)**

**EPC**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**OFFICE CONTACT INFO**

Dwell  
19 Charles Street  
Hoole  
Chester  
Cheshire  
CH2 3AY

01244 886 636  
info@dwellstateagents.co.uk  
dwellstateagents.co.uk

16 Flag Lane North