



## BARONY WAY, CHESTER

£315,000

- DETACHED BUNGALOW
- PRINCIPAL BEDROOM WITH GARDEN ACCESS
- GENEROUS GARDENS
- DRIVEWAY AND GARAGE
- PRIME LOCATION
- OFFROAD PARKING

# DWELL

# BARONY WAY, CHESTER

4  
BED

1  
BATH

1  
RECEPTION

This well-presented four-bedroom detached bungalow is set within a generous plot on Barony Way, a quiet spot just off Lache Lane. Offering a great balance of space and flexibility, the property is beautifully maintained and sits about two miles from the city centre. With Westminster Park nearby for local shops and Saltney offering further amenities, it's a location that manages to feel both peaceful and incredibly well-connected to the A55 and the wider motorway network.

Inside, the home is designed with a practical, easy flow. A central hallway with a built-in cloaks cupboard opens into a bright, spacious sitting room at the front, where a large window and feature fireplace create a warm, inviting atmosphere. This leads through to a central lounge-diner, a versatile space that acts as the hub of the house. The kitchen is fitted with a good range of units and has been thoughtfully positioned to link with the dining area, making it perfect for both quick meals and entertaining.

The sleeping quarters are tucked away off an inner hallway, which also provides access to the loft and extra storage. The principal bedroom is a highlight, positioned at the rear with direct access out to the garden. The three additional bedrooms offer plenty of choice for family life, guest rooms,

or a dedicated home office. These are served by a modern bathroom finished with a crisp suite, including a bath with a shower over it and a vanity-integrated WC and washbasin.

Outside, the property really makes the most of its plot. The front features a lawned garden and a driveway with plenty of parking leading to a single garage. The rear garden is a private, established space, mostly laid to lawn with mature trees and shrubs that provide a sense of seclusion. With gated side access and patio areas ready for outdoor seating, it's a lovely, mature space that completes what is a very capable and comfortable family home.





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# DWELL

## Ground Floor



**TOTAL FLOOR AREA** 1,200 sq ft / 112 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		86
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

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