



**Oak Drive, Penyffordd**  
Chester, Flintshire

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

In Excess of **£350,000**

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

Immaculate four bed detached home with spacious living, modern kitchen, home office, en suite, parking for four cars. Sought after area near schools, shops, parks and transport links. Freehold.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 4 BEDROOM DETACHED HOUSE - FREEHOLD
- IMMACULATELY PRESENTED THROUGHOUT
- LARGE KITCHEN / FAMILY ROOM
- GARAGE HAS BEEN CONVERTED TO INCORPORATE A HOME OFFICE AND UTILITY ROOM
- REDUCED GARAGE FOR BIKE STORAGE ACCESSED VIA AN UP AND OVER DOOR
- WELL SIZED REAR GARDEN WITH PERGOLA
- OFF ROAD PARKING FOR CIRCA 4 VEHICLES
- SET ON A QUIET ROAD WITHIN A DESIRABLE RESIDENTIAL AREA
- EXCELLENT ACCESS TO LOCAL SCHOOLS, SHOPS AND PARKS
- CLOSE TO BROUGHTON RETAIL PARK WITH EASY ACCESS TO CHESTER, THE WIRRAL, LIVERPOOL AND MANCHESTER



  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

### Entrance Hallway

Accessed via a composite door with PVC double glazed window to the side, stairs to the first floor and door opening to the lounge

### Lounge

16' 5" x 11' 5" (5.00m x 3.48m)

PVC double glazed window to the front, wall mounted radiator, door to understairs storage cupboard, door opening to kitchen/diner

### Kitchen / Diner

18' 6" x 10' 6" (5.64m x 3.20m)

A bright and open room with modern wall, drawer and base units, composite 1.5 bowl sink unit with water mixer tap, integrated fridge freezer, integrated dish washer, built in double oven with hob over and hidden extractor hood, PVC double glazed window to the rear garden, PVC double glazed door opening to the rear garden, door to downstairs WC and door to inner hallway

### WC

A modern suite comprising a close coupled WC and pedestal wash hand basin, wall mounted radiator, obscure PVC double glazed window to the side

### Inner Hallway

Door to utility and opening to home office

### Utility Room

Plumbing for washing machine and space for a tumble dryer, worktop with inset sink unit with hot water tap

### Home Office

8' 5" x 5' 5" (2.57m x 1.65m)

PVC double glazed window to the side, wall mounted radiator



## First Floor Landing

Doors to bedrooms, bathroom and access to roof space

### Bedroom One

16' 5" x 11' 5" (5.00m x 3.48m)

PVC double glazed window to the front, wall mounted radiator, door to storage cupboard, built in 3 door wardrobe, door to ensuite

### Ensuite

A modern suite fitted in November 2023 comprising a walk in shower cubical, close coupled WC and vanity wash hand basin with cupboards under, obscure PVC double glazed window to the front, part tiled walls

### Bedroom Two

10' 2" x 9' 0" (3.10m x 2.74m)

PVC double glazed window to the front, built in wardrobes with sliding doors, wall mounted radiator

### Bedroom Three

12' 0" x 7' 7" (3.66m x 2.31m)

PVC double glazed window to the rear, wall mounted radiator

### Bedroom Four

9' 0" x 8' 5" (2.74m x 2.57m)

PVC double glazed window to the rear, wall mounted radiator

### Family Bathroom

6' 7" x 6' 3" (2.01m x 1.91m)

A modern suite comprising a panelled bath with wall mounted shower plumbed in over close coupled WC and pedestal wash hand basin, part tiled walls, wall mounted radiator, obscure PVC double glazed window to the rear





### **Garage**

8' 6" x 5' 5" (2.59m x 1.65m)

The garage has been reduce in November 2023 to incorporate an internal home office and utility room, however it has the potential to be be easily converted back to a full sized garage. Accessed via an up and over door, it offers ample storage space

### **Rear Garden**

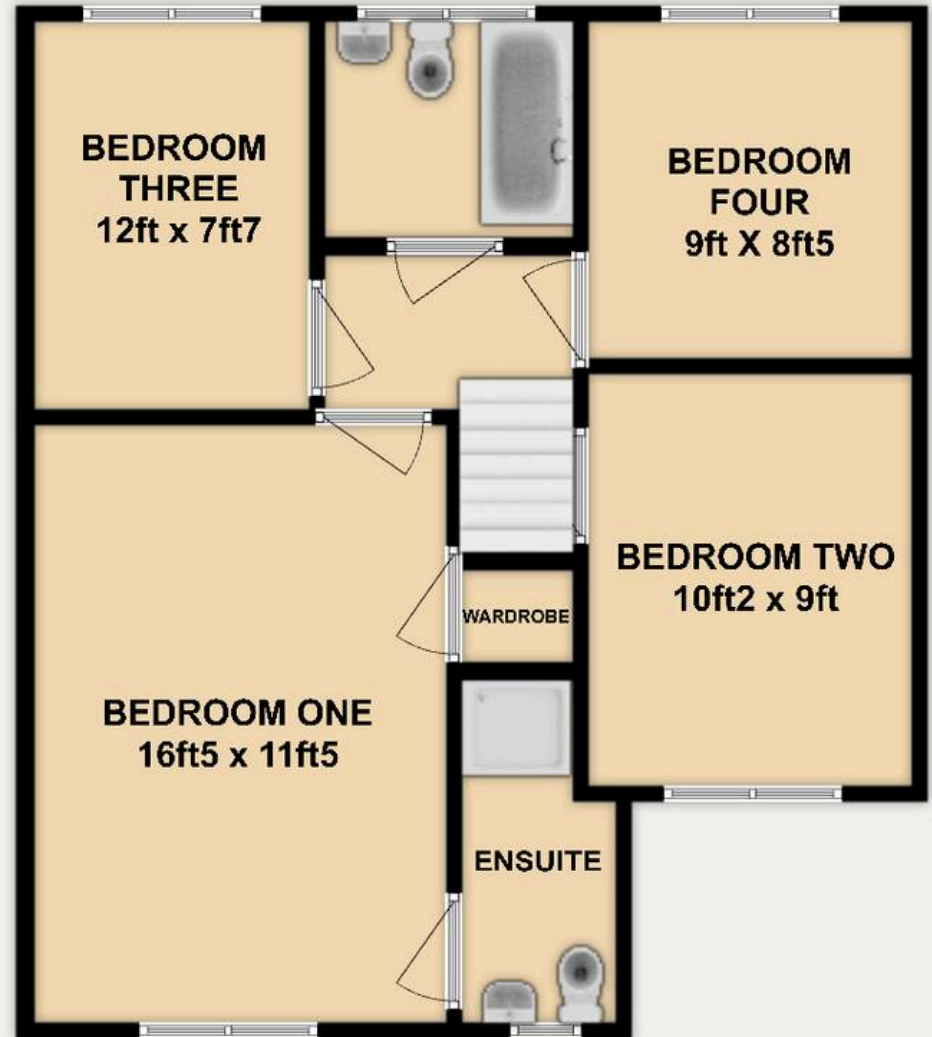
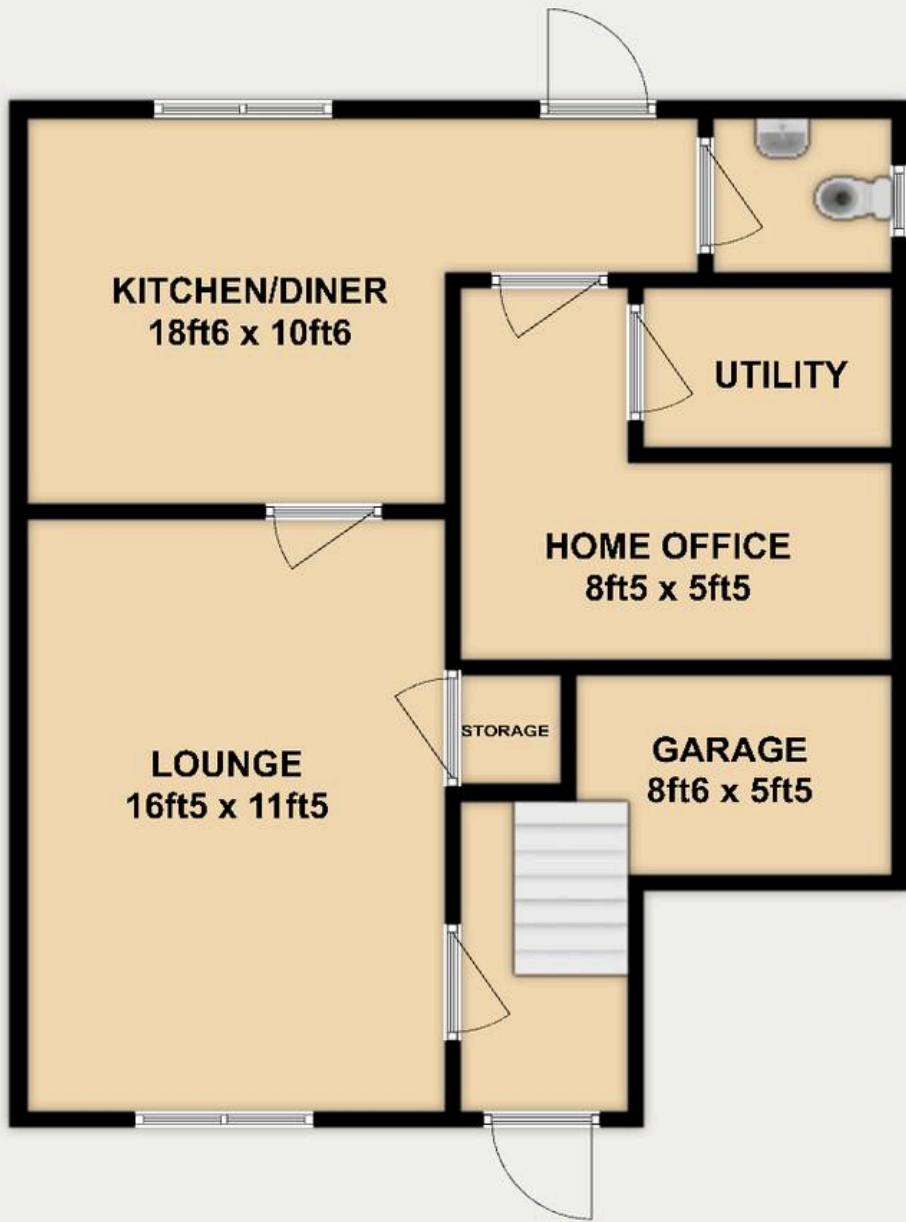
A well sized garden laid to lawn, with patio area and pergola, outside power points and lights, pathway leading to a large timber storage shed/ workshop with power points and lights, access to the front via a timber gate

### **DRIVEWAY**

4 Parking Spaces

A spacious driveway laid to hardstanding offering off road parking for circa 4 vehicles







# SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing, please contact

Nicky Swain

t: 07926 488 158

e: [nicky@swainhennesseyestateagents.co.uk](mailto:nicky@swainhennesseyestateagents.co.uk)

Amy Hennessey

t: 07926 488 159

e: [amy@swainhennesseyestateagents.co.uk](mailto:amy@swainhennesseyestateagents.co.uk)

**T:** 01352 961 679    **W:** [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)