



## Dodleston Lane

Pulford,  
Chester, Cheshire CH4 9DS

**£375,000**

**\* DETACHED BUNGALOW \* RURAL VIEWS** \*This spacious detached bungalow set in landscaped gardens and provides excellent adaptable family accommodation in the desirable village of Pulford. The accommodation, which is well appointed and immaculately presented throughout, briefly comprises: large reception hallway with storage cupboards, large living room with feature French Limestone gas fire (LPG), dining room, fitted kitchen, pantry, principal bedroom with fitted wardrobes and en-suite shower room, two further excellent sized bedrooms and family bathroom. Externally the property is set within a good sized plot with ample off-road parking leading to a garage (15'9" x 18'2"), pedestrian access to the right hand side of the property provides access to the rear garden which is laid mainly to lawn with fully stocked borders and delightful rural views. If you are looking for ready to move into accommodation then we would strongly urge you to view.

## LOCATION

The property is geographically located near to both Chester (approximately 5 miles) and Wrexham (approximately 8 miles). The village sits close to the Wales-England border and is home to a large hotel, the Grosvenor Pulford Hotel and Spa, which offers gym, spa and restaurant's within its facilities. The village has the Number 1. Arriva bus that goes through the village every 12 minutes to the City of Chester. The village offers a number of social committees with the history group that meet in the village hall monthly from autumn to spring and during the summer months they offer field trips. There is a local walking and rambling group that meet monthly, as well as local Pulford and Doddleston artists who meet and have open days to show and sell their work.

The neighbouring village of Rossett is well served by schools, village shops and services with a local store, pharmacy, doctors' surgery and dentist. Road communications are excellent, being close to the A483 Wrexham by-pass which connects to the Chester Southerly by-pass facilitating access to the national motorway network. Frequent bus services are available to both Wrexham and Chester. The Chester Business Park and Deeside Industrial Park are all within daily commuting distance, as are the larger centres of Liverpool and Manchester which are served by international airports.

## AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

## PORCH

1.73m x 1.04m (5'8" x 3'5")

UPVC glazed door with side glazed insets, recessed ceiling light point, floor tiling and door through to the Hallway.

## HALLWAY

5.00m x 4.42m maximum (16'5" x 14'6" maximum)

Ceiling light point, three wall lights, coved ceiling, telephone point, smoke detector, alarm sensor, wall mounted alarm pad, wood block flooring, radiator, loft hatch. Door through to two useful store cupboards that have rails and shelving. Doors through to Living Room, Dining Room, Kitchen, Pantry, Bedroom One,

Bedroom Two, Bedroom Three and Family Bathroom.



## LIVING ROOM

4.98m x 5.33m (16'4" x 17'6")

UPVC bow window and UPVC double glazed window overlooking the side, two radiators, four wall lights along with two feature wall lights, aerial point, feature living flame log effect gas fire (LPG) with a french limestone surround.



## DINING ROOM

4.39m x 3.20m (14'5" x 10'6")

UPVC double glazed window overlooking the side, ceiling light point, wall light, radiator, coved ceiling, alarm sensor and door through to the Kitchen.



## KITCHEN

4.65m x 3.56m (15'3" x 11'8")

Fitted with a comprehensive range of solid oak fronted base and wall level units incorporating drawers and cupboards with corner display cabinet and window rack with laminated worktop, inset 1½ bowl stainless steel sink unit and drainer

with chrome mixer tap, wall tiling to work surface areas with concealed under unit lighting, fitted four ring Teka electric hob and integrated single oven and grill, integrated washing machine, dishwasher, UPVC double glazed window overlooking the garden with rural views, door through to the rear garden and tiled effect vinyl flooring.



## PANTRY

2.62m x 0.94m (8'7" x 3'1")

UPVC double glazed window with obscured glass, shelving, tiled effect vinyl flooring, ceiling light point, coved ceiling, floor mounted Heatslave 20 x 25 oil boiler.

## BEDROOM ONE

5.11m x 3.15m to front of wardrobes (16'9" x 10'4" to front of wardrobes)

UPVC bow window overlooking the front, ceiling light point and decorative ceiling rose, radiator, two wall lights, alarm sensor, full height fitted wardrobes incorporating rails and shelving and door through to the En-suite Shower Room.



## EN-SUITE SHOWER ROOM

1.70m x 1.63m (5'7" x 5'4")

UPVC double glazed window with obscured glass, recessed ceiling light point, coved ceiling, tiled shower cubicle with glazed folding door, wash hand basin with chrome mixer tap and useful storage cupboards beneath, low level WC with dual flush, partial wall tiling with decorative border and tubular radiator.





#### BEDROOM TWO

3.89m x 3.56m maximum (12'9" x 11'8" maximum)

UPVC double glazed window, ceiling light point, radiator, double doors through to a full height fitted wardrobe incorporating rails and shelves.

#### BEDROOM THREE

3.68m x 2.64m maximum (12'1" x 8'8" maximum)

(Currently used as a second Living Room). Double doors onto the rear garden, coved ceiling, ceiling light point, glazed shelving unit with feature recessed ceiling light points.

#### FAMILY BATHROOM

2.21m x 1.60m (7'3" x 5'3")

Well appointed three piece in white with chrome style fittings comprising; panelled bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and storage cupboard beneath, low level WC with concealed cistern, part tiled walls with decorative border, tubular radiator, recessed ceiling light point, coved ceiling and light blocks.



#### OUTSIDE

To the front of the property there is a large garden with well stocked borders and a variety of shrubbery, hedging and flowering plants. In addition there is a large tarmac driveway leading to a single garage offering ample off-road parking. To the right hand side of the property there is pedestrian access to the rear

garden. To the rear of the property there is a lawned area with two decked areas, water feature, mature hedging and enjoys views over the countryside.

#### GARDEN



#### VIEW TO REAR



#### GARAGE

4.80m x 5.54m (15'9" x 18'2")

Strip light and power points.

#### AGENT'S NOTES

- \* Council Tax Band F - Cheshire West and Chester.
- \* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.
- \* Services - we understand that mains water, electricity and drainage are connected.
- \* The property benefits from oil fired central heating and does have LPG gas.
- \* The garage was fitted with a new roof at the beginning of 2016.
- \* The loft has a pull down ladder, light and partial loft boarding.

#### DIRECTIONS

Proceed out of Chester on the A483 Wrexham Road, past the Kings School and the Chester Business Park, to the Southerly by-pass. Proceed straight over on the continuation of the A483 and at the small roundabout at the beginning of the Wrexham by-pass turn left onto the Old Chester Road (B5445) towards Pulford and Lavister. Continue along this road for approximately two miles, passing

The Grosvenor Garden Centre and on entering Pulford turn right into Dodleston Lane signposted Dodleston. The property will be found after approximately 200 yards on the right hand side located by our for sale sign.

#### VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

#### PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/ David.adams@cavendishrentals.co.uk

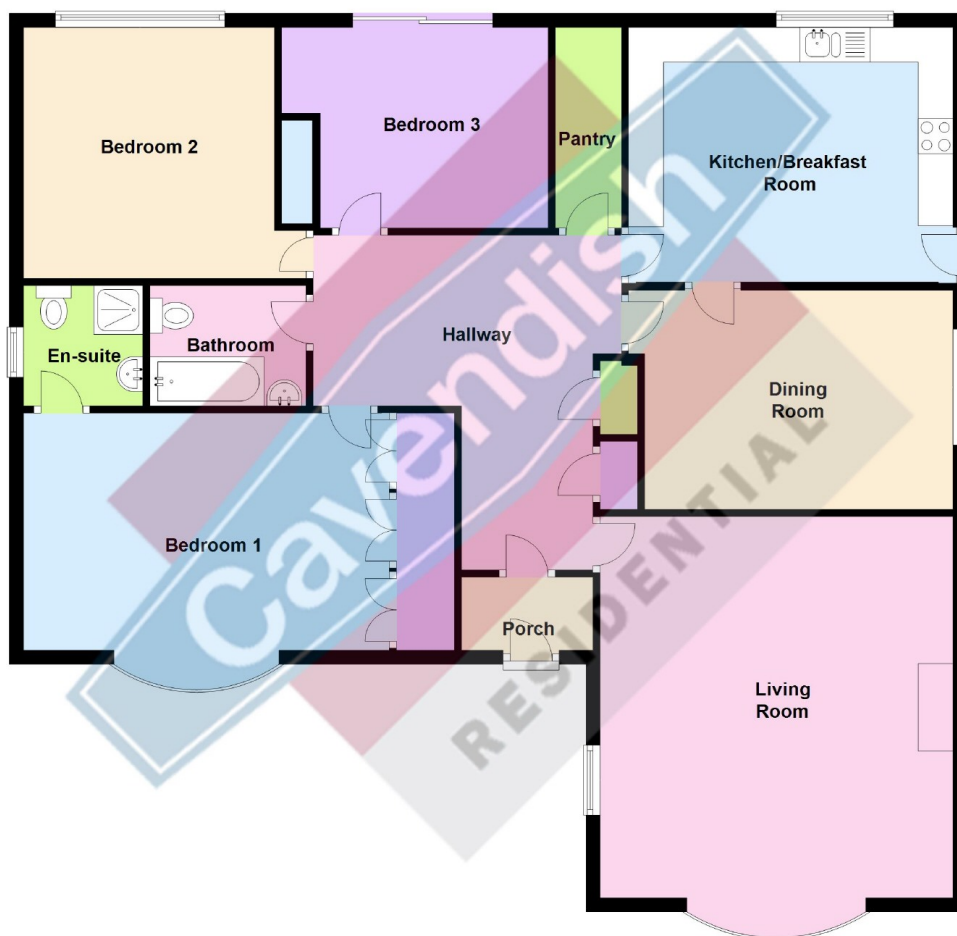
#### AWARD WINNING AGENT



LS/CC

## Ground Floor

Approx. 136.7 sq. metres (1471.5 sq. feet)



Total area: approx. 136.7 sq. metres (1471.5 sq. feet)

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 Residential.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	29	54
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	35	56
England & Wales		EU Directive 2002/91/EC

