

**Cavendish**

RESIDENTIAL

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## Speedsway

Farndon,  
Chester, Cheshire CH3 6QN

**£495,950**

**\* INDIVIDUALLY DESIGNED HOUSE \* POPULAR VILLAGE LOCATION \* CONSERVATION AREA.** An attractive four bedroom detached house constructed of Cheshire Brick with a slate roof which was completed in 2012. The accommodation briefly comprises: reception hallway with oak spindled staircase, downstairs WC, large dual-aspect living room with brick-lined fireplace, cast-iron wood burning stove and double glazed French doors to the rear garden with 'Colonial' style shutters, impressive breakfast kitchen/family room, dining/sitting area with French doors to outside, utility room, landing, principal bedroom with en-suite shower room, three further good sized bedrooms and family bathroom. The property benefits from double glazed windows and has gas fired central heating with a Worcester Combi boiler. (Continued...)

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(Continued...) Externally there is a gravelled parking area at the front and lawned garden with established hedging. To the rear the garden has been attractively landscaped with Indian stone paving and lawn being enclosed by sandstone walling, wooden fencing and hedging. If you are looking for an individually designed family home in a popular village location then we would strongly urge you to view.

## LOCATION

Farndon village lies some 9 miles south of Chester City centre, and provides local amenities and shops to include a hair studio, beauty studio, pharmacy, newsagent, butcher, florist, DIY shop, The Greyhound and The Farndon Public Houses, a post office, community hall and sports centre, Church, primary school and nursery school. Secondary schools are within easy reach at Malpas, Christleton and Great Boughton and Abbey Gate College is nearby in Saighton. The adjoining village of Holt offers a range of further shops and amenities. There is a regular bus service to both Chester and Wrexham which provide extensive shopping, schooling and recreational facilities. The nearest train station is Wrexham (6 miles), with Liverpool Airport (23 miles) and Manchester Airport (35 miles).

## AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.  
The detailed accommodation comprises:

## RECEPTION HALL

Wooden panelled entrance door with decorative double glazed leaded insert, double radiator, recessed ceiling spotlights, mains connected smoke alarm, digital thermostatic heating controls, oak wood strip flooring, burglar alarm control pad and turned oak spindled staircase to the first floor. Wooden panelled doors to the Downstairs WC, Living Room and Dining Kitchen.

## DOWNSTAIRS WC

**1.93m x 0.94m (6'4" x 3'1")**

Low level dual-flush WC and wash hand basin with mixer tap, splash-back and storage beneath. Two recessed ceiling spotlights, extractor, single radiator with thermostat, stone tiled floor and double glazed window with obscured glass.

## LIVING ROOM

**6.40m x 3.58m (21' x 11'9")**

Brick-lined fireplace and hearth with wooden mantel housing a cast-iron 'Esse' wood burning stove, double glazed window overlooking the front, double glazed French doors to the rear garden with 'Colonial' style shutters, five wall light points with dimmer switch controls and two double radiators with thermostats.



## BREAKFAST KITCHEN/FAMILY ROOM

**6.43m x 3.99m (21'1" x 13'1")**

Fitted with a modern range of cream fronted 'in-frame' kitchen units incorporating drawers, a pan-drawer, cupboards and a pull-out larder unit with granite worktops. Large island unit with granite worktop incorporating a breakfast bar area and inset one and half bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Fitted four-ring touch control electric ceramic hob with extractor above and built-in electric fan assisted oven and grill. Integrated dishwasher, microwave oven and fridge/freezer. Recessed ceiling spotlights, two ceiling light points, mains connected heat alarm, two double radiators with thermostats, double glazed window overlooking the front, oak wood strip flooring, provision for wall mounted flat screen television, telephone point and space for sofa and chairs. Door to Utility Room and open-plan to Dining/Sitting Area.



## DINING/SITTING AREA

**6.99m x 2.11m (22'11" x 6'11")**

Pitched ceiling with two double glazed roof lights, double glazed window overlooking the rear garden, double glazed French doors to outside with 'Colonial' style shutters, three wall light points, two double radiators with thermostats and oak wood strip flooring.



## UTILITY ROOM

**2.49m x 1.70m (8'2" x 5'7")**

Fitted with a matching range of units incorporating cupboards and a tall cupboard with a granite worktops and up-stands. Inset one and half bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Plumbing and space for washing machine, space for tumble dryer, ceiling light point, mains connected smoke alarm, extractor, tiled floor, double radiator with thermostat and a wall mounted Worcester Greenstar 37 CDi Combi condensing gas fired central heating boiler.

## LANDING

Oak spindled balustrade, double radiator with thermostat, access to loft space, mains connected smoke alarm and recessed ceiling spotlights. Doors to Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.

## PRINCIPAL BEDROOM

**4.01m x 3.25m maximum (13'2" x 10'8" maximum)**

Double glazed window overlooking the rear, double radiator with thermostat, ceiling light point and TV aerial point. Door to En-Suite Shower Room.



## EN-SUITE SHOWER ROOM

**2.49m x 1.73m (8'2" x 5'8")**

Well appointed three piece suite in white with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer taps, canopy style 'rain' shower head, extendable shower attachment, glazed shower screens and sliding glazed door; low level dual-flush WC; and vanity unit with wash hand basin, mixer tap, tiled splash-back and storage cupboard beneath. Part-tiled walls, double glazed window to rear, recessed ceiling spotlights, extractor, electric shaver point, tiled floor and chrome ladder style towel radiator.



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## BEDROOM TWO

3.58m x 2.90m (11'9" x 9'6")

Double glazed window overlooking the rear, double glazed window with thermostat, TV aerial point and ceiling light point.



## BEDROOM THREE

3.58m x 2.79m to front of wardrobe (11'9" x 9'2" to front of wardrobe)

Three full height fitted double wardrobes with hanging space and shelving, double glazed window overlooking the front with views towards the Welsh Hills, ceiling light point, double radiator with thermostat and TV aerial point.



## BEDROOM FOUR

3.99m maximum x 3.05m (13'1" maximum x 10')

Double glazed window overlooking the front with views towards the Welsh Hills, ceiling light point, TV aerial point and double radiator with thermostat.

## FAMILY BATHROOM

2.51m x 2.03m (8'3" x 6'8")

Well appointed four piece suite in white with chrome style fittings comprising: panelled bath with mixer tap; low level dual-flush WC; tiled shower enclosure with mixer tap, canopy style 'rain' shower head, extendable shower attachment and curved glazed sliding doors; and vanity unit with wash hand basin, mixer tap, tiled splash-back and storage cupboard beneath. Recessed ceiling spotlights, extractor, part-tiled walls, tiled floor, chrome ladder style towel radiator, electric shaver point and double glazed window with obscured glass.



## OUTSIDE

To the front of the property there is a gravelled driveway and two lawned areas with established hedge. An Indian stone flagged pathway leads to the entrance door. Two outside lantern style lights. External gas and electricity meter cupboards to side. A gated pathway at the side provides access to the rear garden.

To the rear the garden has been attractively landscaped with Indian stone paving, easy to maintain gravel and a raised lawned garden. The garden enjoys a good degree of privacy and is fully enclosed by beautiful sandstone walling, wooden fencing and hedging. Outside lantern style lighting to rear, external double power point and outside water tap. Timber built garden shed to side.

## FRONT ELEVATION



## REAR GARDEN



## REAR ELEVATION



## 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 gas, electricity, water and drainage are connected.
- \* The property is on a water meter.
- \* The property has a burglar alarm.
- \* The property is in a 'Conservation Area' and was built in 2012.

## DIRECTIONS

From the Agent's Chester office proceed out of the city through The Bars at Boughton and continue along the dual carriageway to the Bill Smith's motorcycle showrooms. At the gyratory system turn right and at the second set of traffic lights turn right again as if heading back into the city. Then take the first turning left into Sandy Lane signposted Huntington, Aldford and Churton. Follow this road for several miles into the village of Farndon and shortly after the Barnston Memorial Monument turn right into Townfield Lane. Follow the road down the hill and take the turning left into Townfield Avenue. Then take the first turning left into Speedway. Follow the road around the bend and the property will be found after a short distance on the left hand side.

## 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 or david.adams@cavendishrentals.co.uk

## LOCAL PROPERTY EXPERT



PS/CC

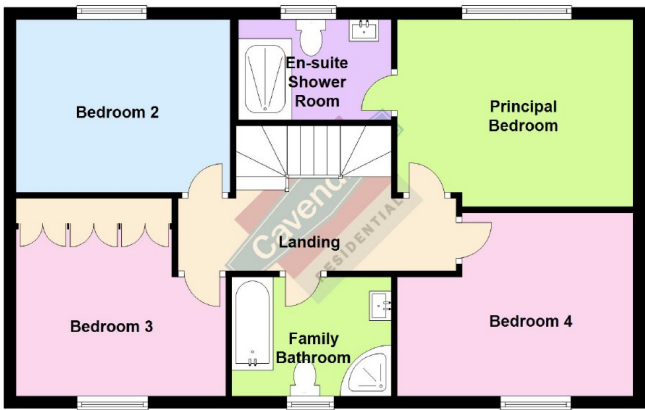
Ground Floor

Approx. 81.5 sq. metres (877.5 sq. feet)



First Floor

Approx. 66.2 sq. metres (712.1 sq. feet)



Total area: approx. 147.7 sq. metres (1589.6 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.

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