



**CHESHIRE  
LAMONT**

Situated within walking distance of Farndon village centre this Extended Link Detached Four Bedroom property benefits from a large Open Plan Kitchen Dining/Family Room, South facing rear garden and a Single Garage.

- Reception Hall, large Living Room, L-shaped Open Plan Kitchen Dining/Family Room, Utility, Cloakroom.
- Four Bedrooms, Bathroom.
- Gardens to both front and rear (South facing to the rear), Single Garage.

#### Location

The property is situated within walking distance of the excellent amenities of Farndon village and there is a bus service which connects the village to Chester. Farndon is an attractive south Cheshire village situated on the banks of the River Dee and located 8 miles south of Chester City centre. Facilities within the village include a post office, Pharmacy and Butchers, The Hare and The Raven public houses are both open and recently refurbished. There is also a magnificent farm shop and mini supermarket in the neighbouring village of Holt which is within walking distance across the historic Farndon Bridge. Primary schooling is available within Farndon village which is a feeder to the highly regarded Bishop Heber Secondary School in Malpas.

#### Accommodation

The front door opens to the **Reception Hall** this has a staircase rising to the first floor and **Cloakroom** off fitted with a low level WC and wash hand basin with storage cupboard beneath. The well proportioned **Living Room 6.6m x 4.3m narrowing to 3.4m** was originally designed as an Open Plan Living/Dining Room however due to the Kitchen extension the current vendors dine within the Kitchen. The Living Room overlooks both the front and rear gardens with glazed double doors opening onto a patio and garden to the rear. There is a central fireplace fitted with a gas fire. To the rear of the property the extended **Kitchen Dining/Family Room 6.6m x 4.8m** is fitted with gloss fronted wall and floor cupboards and timber effect work surfaces which incorporate a five burner gas hob with extractor above, there is an integrated oven, microwave, fridge and dishwasher. Within the Dining/Family Area there is ample space for a six/eight person dining table as well as easy chairs and a coffee table, glazed double doors open to the rear garden. Off the Kitchen there is a large **Utility Room 3.3m x 1.5m** with sink unit and space for a washing machine and tumble dryer, there is also a communicating door to the Garage.



To the first floor there are Four Bedrooms and a Bathroom. **Bedroom One 3.7m x 2.9m** overlooks the front garden, **Bedroom Two 3.6m x 2.7m** includes mirrored fronted wardrobes running the width of one wall. **Bedroom Three 3.0m x 2.8m** overlooks the front and has a recessed fitted wardrobe with storage cupboard beneath. **Bedroom Four 2.6m x 2.0m** is currently utilised as a Dressing Room and overlooks the rear garden. The **Bathroom** is fitted with a panel bath with shower above, pedestal wash hand basin and low level WC.

#### Externally

To the front of the property there is a herringbone pattern briquette laid driveway which provides parking to the front of the **Single Garage 5.2m x 2.5m**. The front garden is laid to lawn, there is access along the side of the property to the enclosed South facing rear garden, this includes a large patio area with lawned gardens beyond.

#### Directions

**What Three Words App sprouts.vessel.tenses**

From the centre of Farndon village head out of the village along Burton Road for approximately 0.25 of a mile turning left into Greenway. Millfield Close is the second cul-de-sac on the left.

#### Services (Not tested)/Tenure

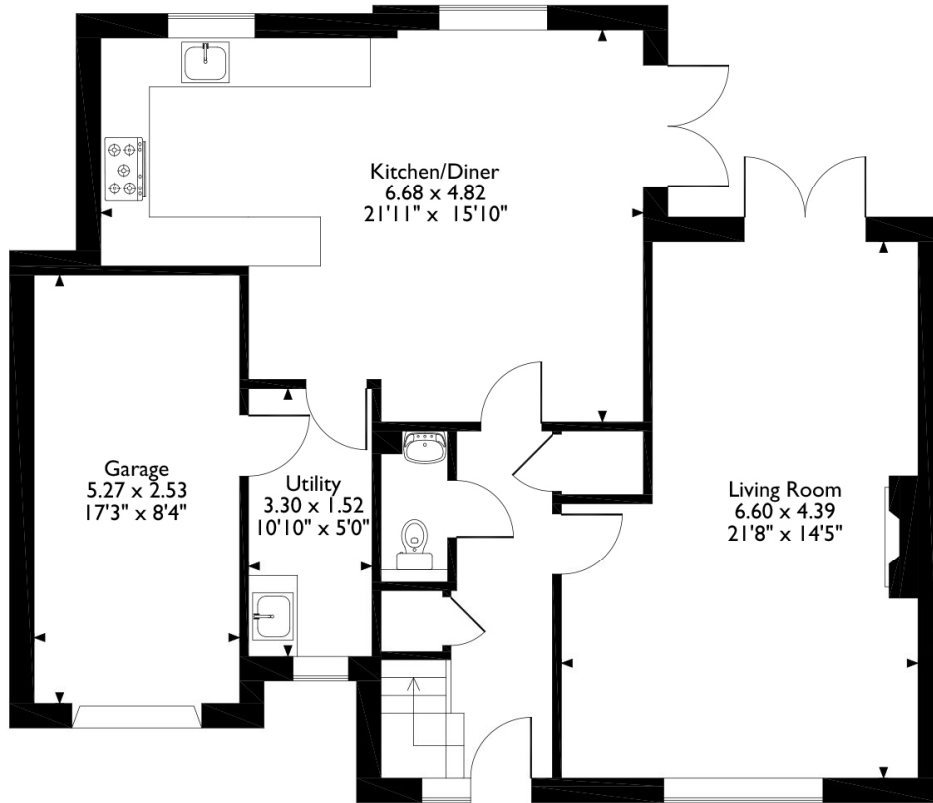
Mains Water, Electricity, Gas Fired Central Heating, Drainage/Freehold.

#### Viewings

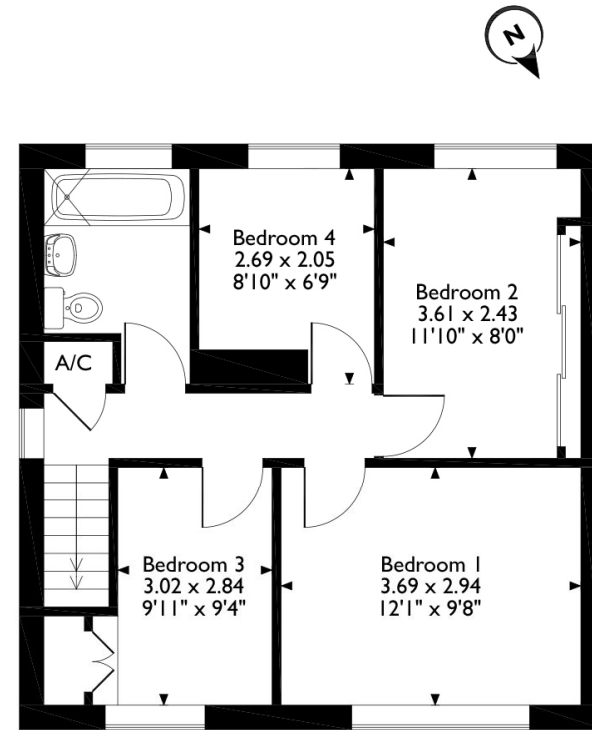
Strictly by appointment with Cheshire Lamont Tarporley.



# Approximate Gross Internal Area 1378 sqft/128 sqm



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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CH01 Ravensworth 01670 713330

7 Chestnut Terrace  
Tarpорley  
Cheshire CW6 0UW  
Tel: 01829 730700

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

