



Greenway, Farndon CH3 6PL

£400,000

Situated in the highly sought-after village of Farndon, this four-bedroom detached residence offers spacious and versatile accommodation in a quiet cul-de-sac setting. Ideal for families or those seeking a well-maintained home in a picturesque village location, the property is within walking distance of excellent local amenities and scenic countryside walks. The ground floor comprises an entrance porch and hallway, a generously proportioned lounge, a contemporary fitted kitchen, a dining room, utility area, and a useful storage room (previously a downstairs shower room). Notably, the property was previously arranged as two dwellings, with a converted annexe offering excellent versatility for multi-generational living or guest accommodation. To the first floor, the principal suite enjoys a private dressing room and a large, well-appointed four-piece shower room. There are three further bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from a private driveway, a detached garage, and well-tended gardens with patio seating areas to the side and rear—ideal for outdoor dining and relaxation. Farndon is a highly regarded Cheshire village nestled on the banks of the River Dee, offering a vibrant community atmosphere with a range of amenities including independent shops, cafés, a primary school, village pub, and a medical centre. The area is also renowned for its beautiful riverside and countryside walks, including access to the Farndon-Holt Bridge and the Dee Valley. Convenient road links provide easy access to Chester, Wrexham, and the wider region.

- FOUR BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- UTILITY ROOM AND DOWNSTAIRS WC
- GARDENS TO THE FRONT, SIDE AND REAR
- POPULAR VILLAGE
- PRINCIPAL WITH DRESSING ROOM AND EN-SUITE
- MODERN KITCHEN/BREAKFAST ROOM
- DRIVEWAY
- GARAGE AND STORAGE SHED
- CUL-DE-SAC LOCATION



Entrance Porch

UPVC double glazed frosted door leading into uPVC built porch with frosted double glazed windows. Fitted show cupboard, wooden laminate flooring and wall light. Single glazed wooden door leading into hall.

Entrance Hall

Carpeted stairs rising to first floor. Two storage cupboards one being under-stairs and the other a cloakroom with hooks. Wooden laminate flooring, panelled radiator, ceiling light point and doors into utility room and lounge.

Lounge

Two uPVC double glazed windows to the front and rear elevation with wooden venetian blinds. Wooden laminate flooring, vertical modern radiator, coved ceiling, two ceiling light points and door into kitchen.

Kitchen

Modern kitchen housing a range of high gloss wall, drawer and base units with complimentary work surface over. Integrated appliances to include dishwasher, electric hob, extractor, eye-level electric fan oven and grill. Island with storage cupboards, seating and storage. Pendant ceiling lighting, LED spotlights and kickboard lighting. Panelled radiator, sink unit with mixer tap, wooden laminate flooring, space for fridge freezer, two uPVC double glazed windows to the front and side elevation with venetian blinds and uPVC double glazed door to garden area. Opening into:

Dining Area

UPVC double glazed window to the rear elevation with venetian blinds. Wooden laminate flooring, ceiling light point, panelled radiator and door into storage.

Storage Room

Previously used as a shower room when an annexe

this useful storage room has wooden laminate flooring, inset LED lighting, panelled radiator, fully tiled walls and uPVC frosted window to the side elevation.

Utility

Housing a range of wall, drawer and base units with complimentary work surface over. Stainless steel sink unit, space for washing machine and dryer, tiled walls and flooring, heated towel rail and fitted clothes rail, ceiling light point, uPVC double glazed window to the rear, uPVC double glazed frosted door to the rear elevation and door into downstairs WC.

WC

Two piece suite comprising a low level WC and floating wash hand basin with vanity under. Heated towel rail, tiled walls and floor, ceiling light point and extractor.

Landing Area

UPVC double glazed window to the side elevation. Doors to bedrooms and bathroom, carpet flooring, inset LED lighting, cupboard with shelving combination boiler and access to loft.

Principal Bedroom

UPVC double glazed window to the front elevation, carpet flooring, ceiling light point and panelled radiator. Doors into dressing room and en-suite.

En-suite

Four piece suite comprising panelled bath, corner enclosed shower cubical, wash hand basin and low level WC. Heated towel rail, tiled walls and flooring, uPVC double glazed frosted window to the rear elevation and inset LED lighting.

Dressing Room

UPVC double glazed window to the rear elevation. Dressing room fitted with clothing rails and shelving, carpet flooring and ceiling light point.



Bedroom Two

UPVC double glazed window to the front elevation, carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation, carpet flooring, panelled radiator and ceiling light point.

Bedroom Four

UPVC double glazed window to the front elevation, carpet flooring, ceiling light point and panelled radiator.

Bathroom

Two piece suite comprising wash hand pedestal and panelled bath with shower over. Chrome heated towel rail, tiled walls and flooring, ceiling light point and uPVC double glazed frosted window to the rear elevation.

WC

Low level WC, tiled walls and flooring, ceiling light point, panelled radiator and uPVC double glazed window to the rear elevation.

Garage

Single garage with up and over door plus an additional door into side of garage. Fitted with power and lighting.

Storage Shed

Aluminium built storage shed with shelving, power and lighting.

Outside

To the front elevation you will find a well-maintained lawned garden area with established shrubberies. There is a driveway for two vehicles with a wooden gate leading to the rear. An additional wooden gate leads to the side garden area. There is a pleasant garden area to the rear

and side elevations with a slabbed patio area and steps leading to a lawned garden area. There is a slabbed area with a summerhouse and a further patio area. To the boundary you will find hedging and fence panels. The garden offers a good amount of privacy.

Important Information

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

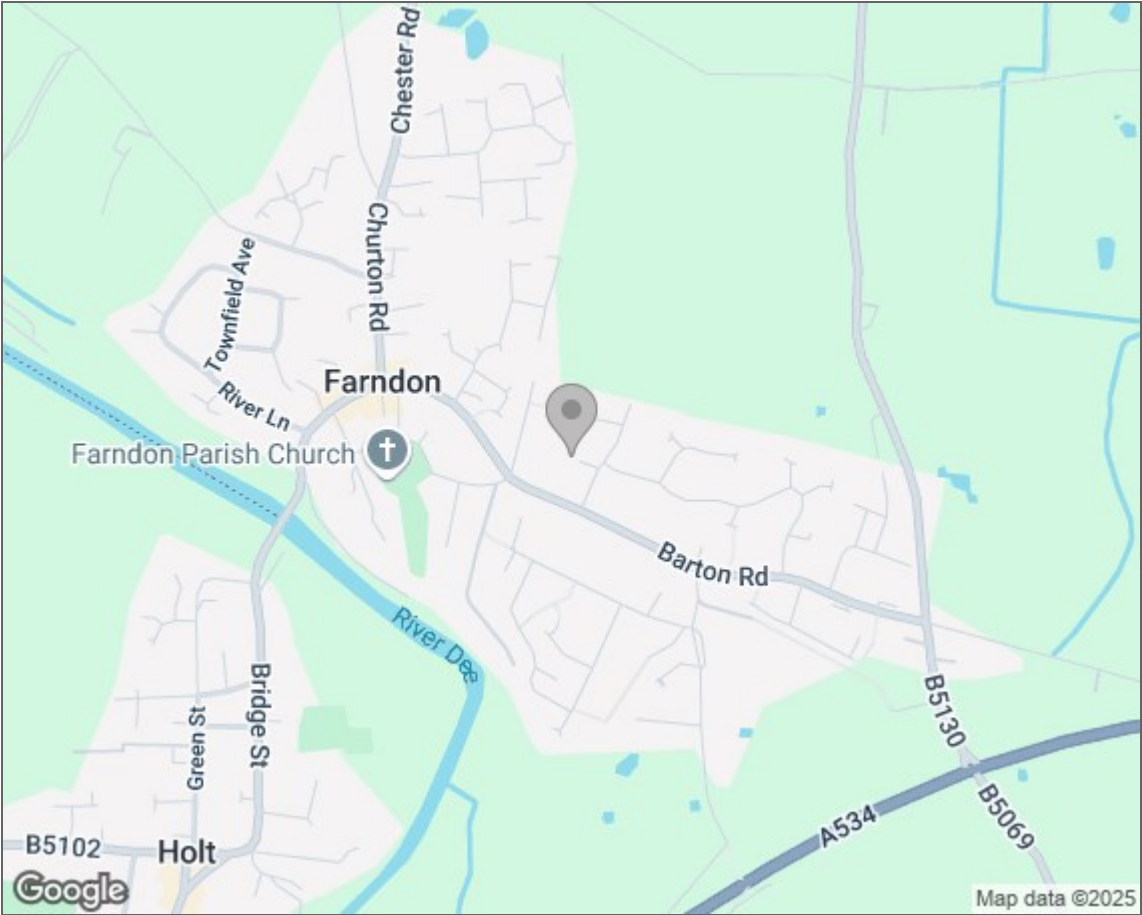
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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