





11 Townfield Lane, Farndon

£400,000 Freehold

THREE BEDROOM DETACHED BUNGALOW WITH NO ONWARD CHAIN • STUNNING AND AIRY THROUGHOUT • OPEN PLAN LIVING / KITCHEN SPACE • TWO DOUBLE BEDROOMS AND ONE GREAT SIZED SINGLE • MODERN FOUR PIECE SUITE BATHROOM • ADDITIONAL WC • SPACIOUS CONSERVATORY • SOUTH FACING REAR GARDEN • DRIVEWAY WITH PARK & GARAGE • SOUGHT-AFTER FARNDON VILLAGE LOCATION WITH EXCELLENT ACCESS TO CHESTER

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Hallway
Entered via a white composite front door, the property opens into a welcoming hallway leading to all rooms, aside from the conservatory, directly, giving the house a great flow. Finished with tiled flooring and attractive ceiling coving.

WC
Useful additional WC with a sleek fitted vanity unit and wash hand basin over, WC, wall mounted towel heater rail, tiled walls and flooring, and a small side facing frosted window.

Kitchen & Living Room
Spacious and airy principal living space with a stylish fitted kitchen to one side, and an inviting living room to the other. Loft hatch above.

Kitchen
Fitted with a range of sleek wall, drawer and base units, complemented by stone-effect worktops. Features include an electric oven, four-ring gas hob, integrated extractor, stainless steel sink and drainer, integrated washing machine, fridge freezer, and dishwasher, plus clever pull-out storage. A kitchen island provides additional drawer space and room for two to dine. Window to the side and a uPVC half-light door leading to the conservatory.

Living Room
Spacious living area offering ample room for seating, entertaining and relaxing. Features a striking fireplace with stone mantle and hearth, complemented by a contemporary electric fire. uPVC full-light sliding doors provide access to the conservatory.

Bedroom One
Generous principal bedroom with a large, front facing, window allowing ample natural light to the space.

Bedroom Two
Second double bedroom with a side facing window and integrated storage cupboards.

Bedroom Three
Great sized single bedroom with a front facing window. Perfect also for use as a home office or study.

Bathroom
Modern four-piece bathroom suite comprising a white panelled bath, WC and fitted vanity unit with inset wash hand basin and cupboard storage. Double walk-in shower with electric shower, heated towel rail, stylish tiled walls and flooring, recessed spotlights, extractor fan and two frosted side-facing windows.

Conservatory
Generously sized conservatory offering excellent additional space for living, dining or relaxing, with uPVC windows and sliding doors to one side and French doors to the other. Finished with wood-effect flooring and a wall-mounted radiator, providing a versatile space to enjoy throughout the year.

Outbuilding
Useful additional outside storage to the rear of the garage. Housing the gas combi boiler. Accessed via a pedestrian door from the garden.

Additional Information
uPVC double glazing throughout.

Situated in the picturesque and sought-after village of Farndon, this **beautifully presented three bedroom detached bungalow** is offered for sale with the added benefit of **no onward chain**. Finished to a high standard throughout, the property offers **spacious and stylish living**, a **south-facing rear garden** and **excellent transport links**, including convenient local bus routes.

In brief, the property comprises a welcoming entrance hallway providing access to all rooms, creating an excellent flow throughout. The heart of the home is the stunning open-plan kitchen, living and dining area, featuring a stylish, well-equipped kitchen with a central island and ample space for relaxing and entertaining. Doors lead through to the spacious, light-filled conservatory, overlooking the rear garden and providing a fantastic additional living or dining space to enjoy throughout the year.

The property also benefits from three well-proportioned bedrooms, including two generous doubles and a good-sized single, ideal for use as a home office or study if not required as a bedroom. A modern four-piece family bathroom and an additional separate WC complete the accommodation.

Outside, the property continues to impress with a south-facing rear garden, featuring a paved patio seating area and a well-maintained lawn, perfect for relaxing or entertaining. To the front is a further lawned garden alongside a driveway providing off-road parking for up to three vehicles, a single garage and a useful storage outbuilding.

Combining stylish single-storey living, generous outdoor space and a desirable village location, this is a fantastic opportunity for a range of buyers looking for a home ready to move straight into.

The charming village of Farndon offers a peaceful and picturesque setting, with a welcoming community and a fantastic range of local amenities, including a traditional butcher's, newsagent, antique shop, cafés and cosy village pubs. The historic Farndon Bridge crosses the River Dee into the neighbouring village of Holt, providing lovely riverside scenery and access to beautiful countryside walks. Regular bus services connect the village to Chester and surrounding areas, while excellent road links provide convenient access to Chester, Wrexham and beyond. Combining village charm, everyday convenience and beautiful surroundings, Farndon is particularly appealing to those seeking a relaxed pace of life.





REAR GARDEN

A south-facing rear garden featuring a raised paved patio seating area, a lawned section and a slate gravelled area, providing a fantastic space for relaxing and enjoying the outdoors. The garden also offers access to the garage and outbuilding, with timber gates providing private side access to the front of the property on both sides. Bordered by timber fencing and established shrubbery, the garden enjoys a good degree of privacy.

FRONT GARDEN

Front laid to lawn garden with established shrubbery, further adding to the privacy for this home. With ample room for potted plants. A paved patio path leads to the front door and the driveway.

DRIVEWAY

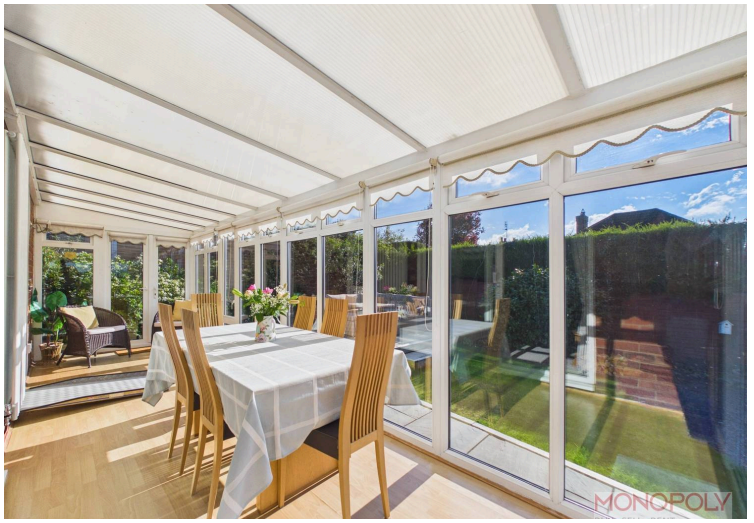
3 Parking Spaces

Gravelled driveway leading to the garage with space for three vehicles to park.

GARAGE

Single Garage

Single garage with up and over door, a side facing window, existing lighting, and existing electrics.


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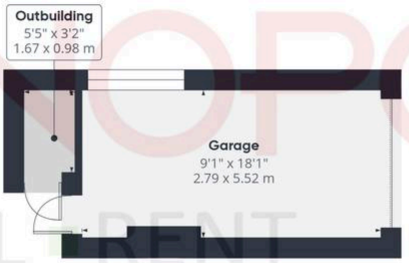


Ground Floor Building 1

Approximate total area(1)

1107 ft²

102.9 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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