Reid & McGlade
PROPERTY GROUP

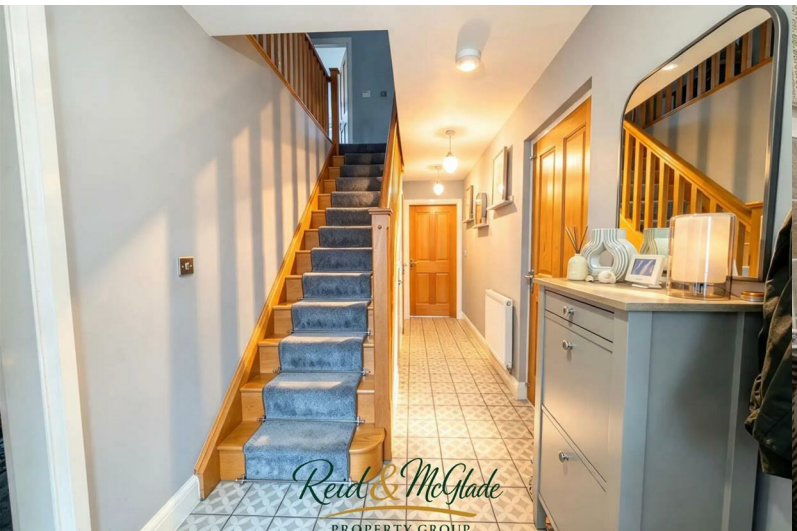


1 Wood Farm Close

Guilden Sutton, Chester, CH3 7FA

£680,000

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Accommodation Comprising:
Overhead canopy porch, courtesy light and Upvc double glazed composite door with glazed panels and side panel opens to:

Hallway
A welcoming entrance hallway featuring attractive patterned tiled flooring, a staircase with natural oak balustrade and stylish carpet runner rising to the first floor, contemporary décor, radiator, understairs storage cupboard and oak internal doors leading to the ground-floor accommodation and the internal door into the garage.

Cloakroom W/C
Fitted with a contemporary white two-piece suite comprising a low-flush WC and pedestal wash hand basin with chrome mixer tap. Complemented by attractive neutral-toned wall tiling, tiled flooring and a decorative wall mirror.

Lounge
A beautifully presented and generously proportioned lounge, offering a wonderful space for relaxing and entertaining. Tastefully decorated in contemporary tones with an attractive contrasting feature wall, the room enjoys plenty of natural light through a large uPVC double-glazed window overlooking the front garden. Finished with plush carpeting, a radiator.

Open Plan Kitchen/Diner/Family Room
Undoubtedly one of the standout features of this beautiful family home is the impressive extended open-plan kitchen, dining and family room, thoughtfully designed to create a wonderfully spacious and sociable living environment, perfectly suited to modern family life and entertaining.

The contemporary kitchen is beautifully appointed with an extensive range of sleek, high-gloss white wall, drawer and base units, complemented by stylish work surfaces and a range of integrated appliances, including eye-level ovens and an induction-style hob with contemporary extractor above. A central island provides additional preparation space, whilst the attractive herringbone flooring flows seamlessly throughout the open-plan accommodation.

The generous dining area comfortably accommodates a large family dining table, with stylish black-framed sliding glazed doors opening into a beautifully designed home office, offering the flexibility of a separate workspace whilst maintaining a connection to the main living accommodation.

The spectacular extended family sitting area is flooded with natural light courtesy of three large rooflights and an impressive expanse of black-framed sliding patio doors opening directly onto the rear garden. A contemporary freestanding wood-burning stove creates a cosy focal point, making this an inviting space to enjoy throughout the seasons.

Combining style, space and practicality, this exceptional open-plan living area offers the perfect setting for everything from relaxed family evenings to entertaining friends and family, with a wonderful connection between indoor and outdoor living.

Utility Room
A generously proportioned and beautifully appointed utility room, fitted with an extensive range of contemporary high-gloss white wall and base units, complemented by contrasting grey work surfaces and matching splashback. Featuring a stainless steel sink with chrome mixer tap, space for laundry appliances and ample cupboard storage, providing a practical and well-organised space for everyday household tasks.

The attractive herringbone flooring continues through from the adjoining accommodation, whilst recessed ceiling spotlights and a partially glazed external door provide a bright and welcoming feel, with the added convenience of direct access outside.

Home Office/ Play Room
A beautifully designed and thoughtfully appointed home office, accessed from the open-plan dining area through stylish black-framed sliding glazed doors, creating a dedicated workspace whilst remaining connected to the heart of the home.

Tastefully decorated in soft neutral tones, the room features an attractive contemporary wood-slat feature wall, a fitted desk with shelving above and an impressive range of floor-to-ceiling fitted cupboards providing excellent storage. The elegant herringbone flooring continues seamlessly from the adjoining living accommodation, whilst a double-glazed window provides natural light.

An incredibly versatile addition to the property, ideal for those working from home, studying or simply seeking a peaceful space away from the main family living areas.

FIRST FLOOR ACCOMMODATION

Landing
A spacious and beautifully presented first-floor landing, featuring an attractive oak balustrade and matching internal doors, complemented by soft neutral décor and plush carpeting. The generous landing provides access to the four bedrooms and family bathroom, creating a bright, welcoming and cohesive feel throughout the first floor. A ceiling hatch provides access to the loft space.

Master Bedroom
An impressive and beautifully appointed master bedroom, offering generous proportions and a stylish, relaxing retreat. Tastefully decorated in soft neutral tones, the room features attractive decorative wall panelling, plush carpeting and an extensive range of fitted wardrobes providing excellent storage. A uPVC double-glazed window overlooks the rear aspect, whilst the spacious accommodation comfortably accommodates a large double bed and additional bedroom furniture.

Master En-Suite
A stylish and contemporary en-suite, beautifully finished with large-format grey wall and floor tiling. The modern white suite comprises a generous glazed shower enclosure with chrome shower fittings, pedestal wash hand basin with chrome mixer tap and low-level WC. A recessed tiled display shelf provides additional practical storage, completing this beautifully presented private shower room.

Bedroom Two
A beautifully presented and generously proportioned double bedroom. Tastefully decorated in soft neutral tones, the room features a large uPVC double-glazed window overlooking the front aspect, allowing plenty of natural light to filter through. Further benefits include fitted wardrobes providing excellent storage, a central heating radiator and ample space for additional bedroom furniture. A door leads directly into the private en-suite shower room, adding a welcome touch of comfort and convenience.

En-Suite Shower Room
A beautifully appointed contemporary En-suite shower room, stylishly finished with complementary neutral wall and floor tiling. The modern white suite comprises a generous glazed shower enclosure with chrome shower fittings, pedestal wash hand basin with chrome mixer tap and low-level WC. Further features include a useful tiled display shelf, extractor fan and a uPVC double-glazed window providing natural light and ventilation.

Bedroom Three
A beautifully presented and generously proportioned double bedroom, tastefully decorated in contemporary grey tones with attractive pink accents. The room benefits from an extensive range of fitted wardrobes providing excellent storage, plush carpeting and a uPVC double-glazed window allowing plenty of natural light. There is ample space for additional bedroom furniture, including a dressing table, making this a particularly versatile and comfortable bedroom.

Bedroom Four
A beautifully presented and spacious bedroom, decorated in soft neutral tones and complemented by plush grey carpeting. The room benefits from an extensive range of fitted wardrobes, providing excellent storage, together with a uPVC double-glazed window overlooking the outside. Currently arranged as a child's bedroom, there is ample space for a bed, dressing table and additional furniture, making this a wonderfully versatile room suitable for a variety of family needs.

OUTSIDE
Another exceptional feature of this property. Situated on a corner plot the front garden area is mainly laid to lawn lined with a range of mature trees providing a degree of privacy. A block paved driveway provides ample 'Off Road' parking for a number of vehicles and leads to the integral garage. A composite front door with matching side panel and overhead canopy porch opens into the main hallway.

To the side there is a wooden gate opening onto a paved pathway providing access to the rear garden.

The garden to the rear is fully enclosed and offers a private space for entertaining and for the younger

members of the family to enjoy outside time. the garden is mainly laid to lawn and also benefits from a decorative tiled patio providing the perfect space for al fresco dining during the warmer months. There is an additional decked patio area that provides access into the Garden Room.

Garden Room
Another useful addition to the property. With power and lighting, recessed ceiling spotlights, external lighting and Bi fold doors opening onto the decked patio area. This room would make an ideal games/play room, outdoor office/studio or a garden bar/entertaining space.

Garage
With up and over door to the front, power and light, courtesy door into the hallway.

To Arrange A Viewing
Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Making An Offer
MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

Mortgage Advice
INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

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Opening Hours
OFFICE OPENING HOURS

Spring & Summer Hours
(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.









Road Map



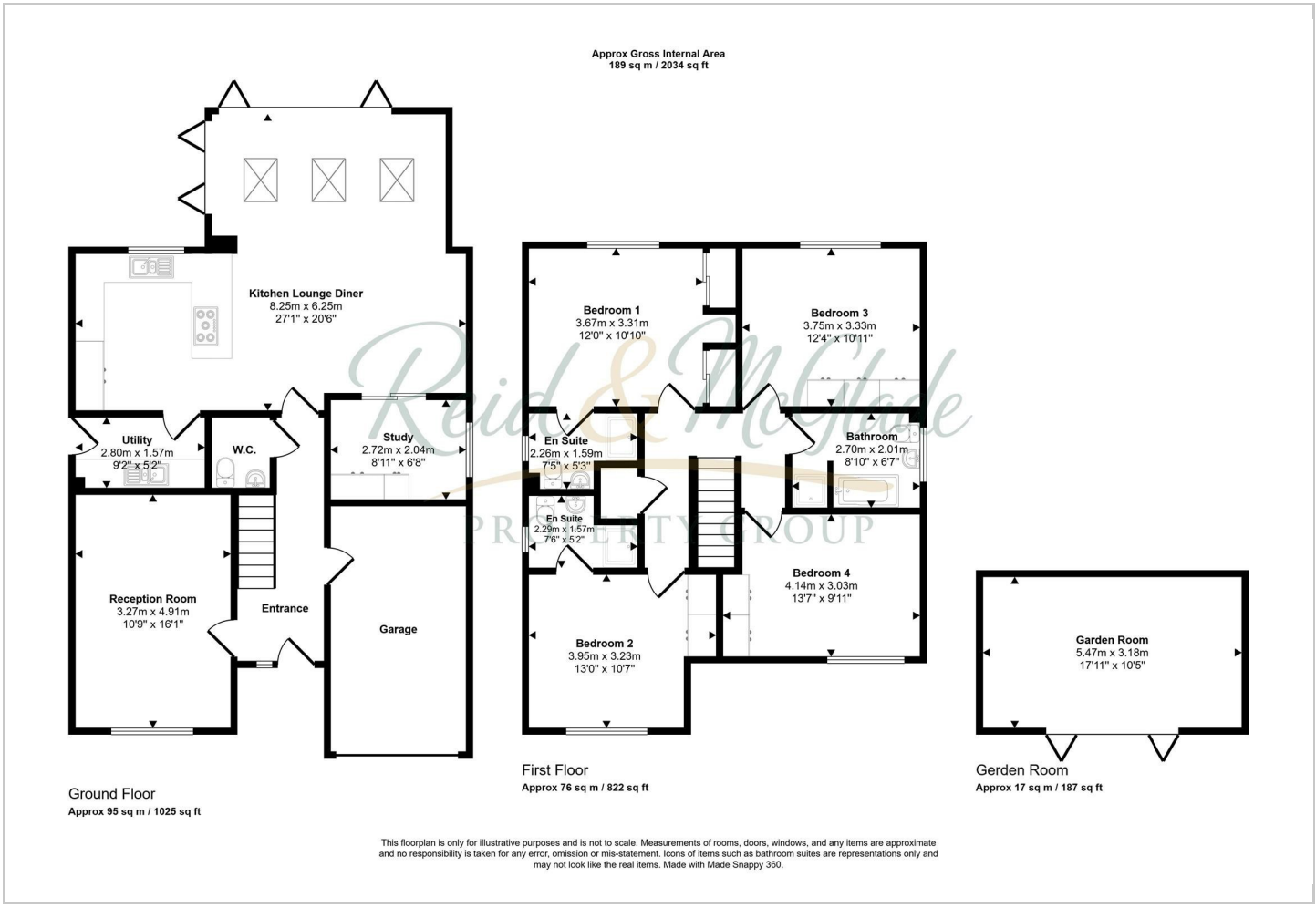
Hybrid Map



Terrain Map



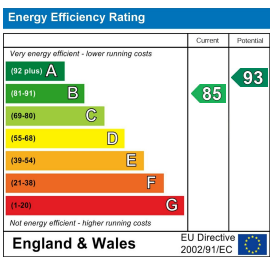
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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