



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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



21 Bridge Drive

Christleton, Chester,
CH3 6AW

**Asking Price
£470,000**

Nestled on the peaceful outskirts of Christleton, this impressive detached bungalow on Bridge Drive offers spacious and versatile living. The property features four/five well-proportioned bedrooms, ideal for families or those seeking flexible accommodation. A modern bathroom and separate shower room provide convenience for busy households. The heart of the home is the open-plan lounge, dining, and kitchen area, designed for relaxed living and entertaining. Ample storage solutions are thoughtfully integrated throughout. Outside, the home benefits from generous off-road parking and a garage for additional space. A large side garden offers excellent space for outdoor enjoyment. The location combines countryside tranquillity with easy access to Christleton's renowned schools, village amenities, and Chester city centre. Offered with no onward chain, this superb bungalow is ready for its next chapter.

Location



Living Room

3.61 x 6.07 m (11'10" x 19'11")



Bedroom

4.20 x 3.39 m (13'9" x 11'1")



Christleton is one of Chester's most desirable village locations, renowned for its community feel, excellent schools, and picturesque surroundings. The village offers a range of local amenities including a shop, pubs, a church, and scenic walking routes along the canal and countryside. Bridge Drive enjoys a peaceful setting on the village outskirts, providing a perfect balance between rural tranquillity and everyday convenience. Excellent transport links give easy access to Chester city centre, major road networks, and nearby business parks. The area is ideal for families and professionals alike, offering both charm and connectivity in a highly sought-after location.

Hallway

4.18 x 2.81 m (13'8" x 9'2")



The hallways provide access to the bedrooms and bathrooms, with neutral décor and carpeting that ties the space together. They offer a welcoming flow through the property.

A bright and inviting living room featuring a generous window that fills the space with natural light. The room is spacious with a pleasing layout that offers ample space for seating and relaxation. It connects seamlessly to the dining area, creating a comfortable flow for entertaining and family life.

Kitchen

3.17 x 3.45 m (10'4" x 11'3")



The kitchen is well-proportioned with a window that overlooks the garden, allowing plenty of daylight to brighten the space. It features a practical layout with ample cabinetry and worktop space, complemented by tiled walls in a variety of soft, warm colours that add character without overwhelming the room. There is a door giving direct access to the outside.

This spacious bedroom benefits from a large window that floods the room with natural light. It features neutral décor and a comfortable layout that would easily accommodate a variety of bedroom furniture arrangements.

Bedroom

3.04 x 3.45 m (9'11" x 11'3")



This bedroom has a bright and airy feel, with a window overlooking the garden. It is neutrally decorated and ready for personal touches to create a cosy retreat.

Bedroom

4.21 x 3.35 m (13'9" x 10'11")



A bedroom that offers a quiet and restful space, with neutral décor and a large window providing plenty of natural light. It benefits from built-in wardrobes, offering practical storage options.

Bedroom/Office

3.00 x 2.51 m (9'10" x 8'2")



A well-sized bedroom featuring built-in furniture providing good storage and desk space. The window offers a view of the garden, and the room is naturally bright, making it a versatile space suitable as a bedroom or office.

Bathroom

3.02 x 1.45 m (9'11" x 4'9")



A bright bathroom featuring a corner bath with a shower above, a pedestal basin, and a toilet. The space is tiled in a soft colour palette, creating a clean and fresh atmosphere.

WC

0.92 x 1.79 m (3'0" x 5'10")



A separate WC with a compact white suite including a toilet and a small basin. The tiling adds a touch of character to this practical space.

Shower Room

2.12 x 2.63 m (6'11" x 8'7")



A shower room with a corner shower enclosure, a wall-mounted basin, and tiled flooring. It is a practical addition to the home, offering convenience and functionality.

Rear Garden

A beautifully maintained rear garden featuring a lush lawn surrounded by mature trees and shrubs. The garden offers a private and peaceful outdoor space, perfect for relaxing or entertaining in a natural setting. There is also a paved patio area adjoining the rear of the house, ideal for outdoor seating and dining.

ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

FREEHOLD

Believed to be Freehold, to be confirmed by solicitor.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.