

5 Wood Farm Close, Chester, CH2 4PZ

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EXCLUSIVE

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Offers Over £375,000

A beautifully presented four-bedroom detached family home, significantly improved and modernised by the current owners, situated within the popular Wood Farm Close development in Little Stanney.

The property has undergone a number of recent improvements, including a contemporary kitchen fitted in November 2025 with premium AEG appliances, together with a fully renovated family bathroom and ensuite, both completed in October 2024. Further improvements include general redecoration and modernisation, upgraded fixtures, fittings and finishes, landscaping and garden improvements, together with partial loft boarding providing useful additional storage.

The well-proportioned accommodation includes a spacious 21ft 7in lounge, generous open-plan kitchen/diner, separate utility room and downstairs WC. To the first floor are four bedrooms, three of which are comfortably proportioned to accommodate king-size beds, providing flexibility for family living, guests or home working. The principal bedroom benefits from its own renovated ensuite, while the remaining bedrooms are served by the renovated family bathroom.

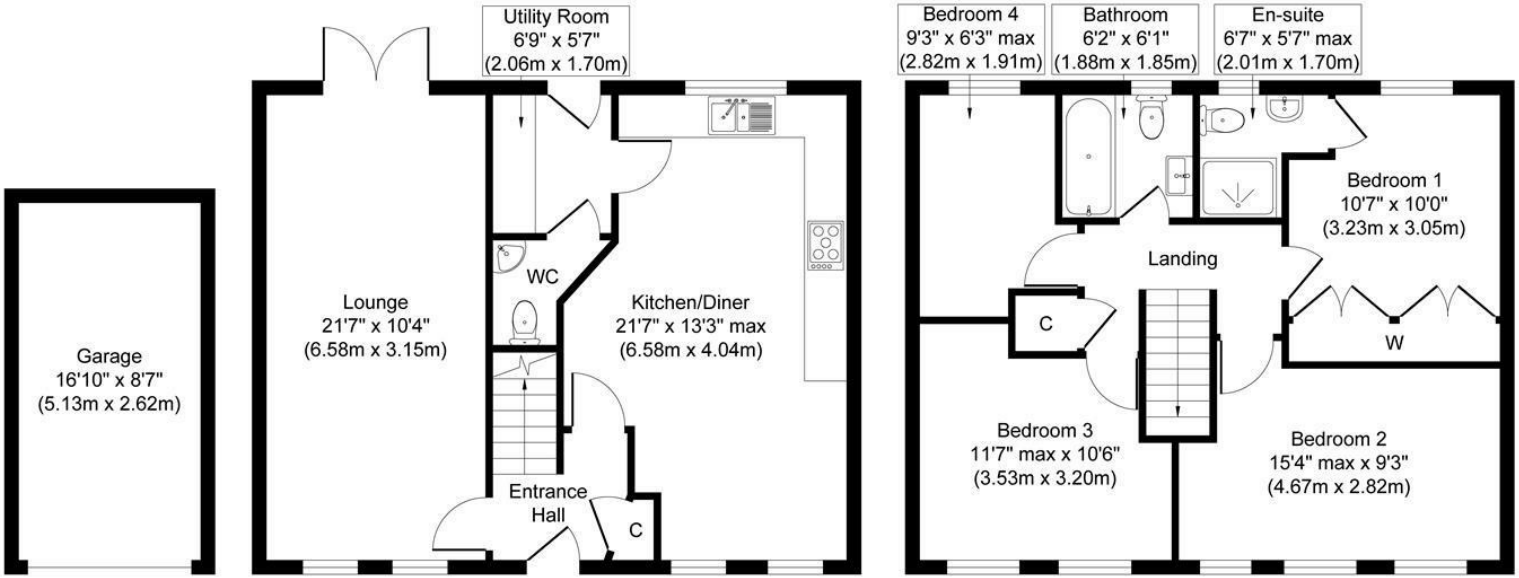
Externally, the property benefits from an enclosed rear garden which has been subject to landscaping and general improvements. The garden includes a substantial patio area with pull-out canopy, lawn and gated side access. To the front is a driveway providing off-road parking, together with an integral garage.

Wood Farm Close is conveniently positioned for access to a range of local amenities, with Cheshire Oaks Designer Outlet, Blue Planet Aquarium and Chester Zoo within the surrounding area and Chester readily accessible. The property also benefits from access to the wider road network including the A5117, A41 and M53, while local bus services provide connections towards Chester, Ellesmere Port and surrounding areas.

Viewing is recommended to appreciate the accommodation, specification and significant improvements made to the property.

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Garage
Approximate Floor Area
144 sq. ft
(13.37 sq. m)

Ground Floor
Approximate Floor Area
600 sq. ft
(55.74 sq. m)

First Floor
Approximate Floor Area
600 sq. ft
(55.74 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hallway
The hallway welcomes you into the home with smart wood-effect flooring, brightened by natural light from the front door and windows. From here, you can access the lounge, kitchen/diner and stairs to the first floor. Cloaks cupboard, central heating radiator.

Lounge
21'7" x 10'4"
Offering a warm and inviting space with a charming feature wall in deep green accented by gold geometric lines. This room is complemented by wood-effect flooring, a large window to the front elevation and French doors opening onto the rear garden, both of which bathe this space in natural light creating a cosy yet airy atmosphere. Central heating radiator.

Kitchen Diner
21'7" x 13'3" max
Fitted in November 2025, this contemporary space finished with sleek navy cabinetry and striking marble-effect worktops and splashbacks, really does add a touch of luxury to this property. It is equipped with a plethora of premium appliances including twin AEG ovens, AEG FlameLight gas-on-glass hob with AEG extractor hood above, as well as an integrated AEG dishwasher which all add to this practical and stylish cooking area. The tiled floor is light and glossy, reflecting light from the double glazed windows to both the front and rear elevations keeping the room bright and airy. Two central heating radiators, door through to:-

Utility Room
6'9" x 5'7"
Such a practical space featuring a wooden worktop and white cabinetry with space and plumbing for a washer and tumble dryer as well as additional storage space. The room is tiled for easy maintenance and benefits from natural light through an external door, which also provides access to the garden.

Downstairs Cloakroom
With a white WC and pedestal wash basin, tiled in neutral shades to complement the home's aesthetic. Central heating radiator.

Landing
22' 1" x 6' 7"
This spacious landing features soft grey carpet underfoot. The decor offers a neutral backdrop, making the space feel open and airy. The landing provides access to the bedrooms and family bathrooms. Airing cupboard and access to the partially boarded loft.

Bedroom One
10' 7" x 10'0"
A bright and restful room decorated in neutral tones, carpeted for warmth and comfort, contains built-in mirrored wardrobes and space for a dressing table or chest of drawers. A large window allows plenty of daylight to flood in, creating a calm and cosy atmosphere.

Ensuite
6'1" x 5'7" max
Fully renovated in October 2024, this ensuite shower room features stylish marble-effect tiling with a sleek black and gold basin with modern brass fittings. The walk-in shower is enclosed with a glass screen and finished with a sophisticated gold shower panel. There is a WC and a heated towel rail, making the space practical and elegant. Frosted double glazed window to rear elevation.

Bedroom Two
9'3" x 15'4" max
Another well-proportioned room with a feature wall in blue, carpeting underfoot and three double glazed windows to the front elevation which flood this room with plenty of natural light.

Bedroom Three
10'6" x 11'7" max
A bright double bedroom with a soft carpet and neutral walls. A versatile space and currently used as an office. Two double glazed windows to the front elevation offer ample natural light.

Bedroom Four
9'3" x 6'3" max
A cosy single bedroom featuring a deep blue feature wall decorated with a moon and stars motif, contrasting with the neutral carpet. A double glazed window to the rear elevation allows natural light to illuminate the room.

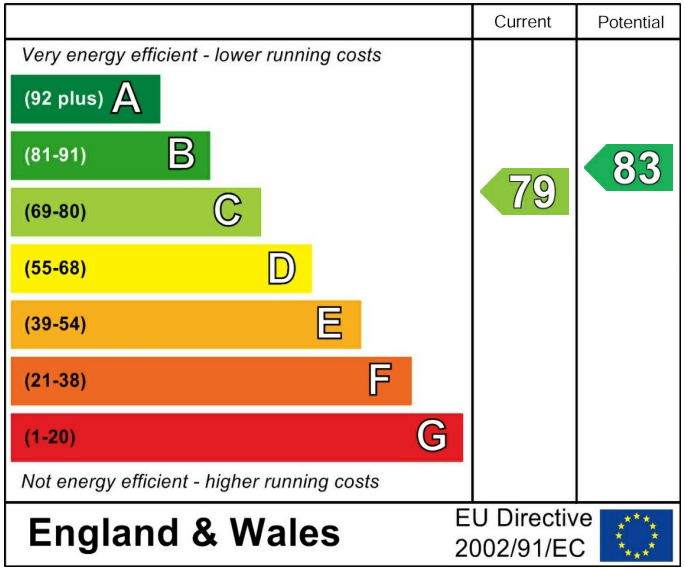
Bathroom
6'1" x 6'2"
Having also been fully renovated in October 2024, the family bathroom is fully tiled in a luxurious marble effect, vanity unit with inset white wash basin and modern brass fittings. It includes a bath with shower screen, WC and a stunning, brass effect heated towel rail, combining style and practicality. Natural light filters through the frosted double glazed window keeping the space airy.

Outside
The front of the property is a modern brick-built home with a tiled roof and white-framed windows. A neat hedge lines the front garden, while a paved path leads to the black front door. The driveway alongside provides parking and access to the garage. To the rear there is an 'L' shaped garden with large patio area, ideal for entertaining with pull-out canopy. There is a lawned area bordered by a wooden picket fence with gate. A wooden side gate provides access to the driveway.

Agents Note
We have been informed by the current owners that most of the kitchen appliances have an AEG 5-year manufacturer warranty until late 2030.

The current owners also purchased the Freehold title on the property in October 2025.

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.












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