



## 1 Overleigh Close

Off Lache Lane,  
Chester, Cheshire CH4 7NA

**£765,000**

EXCEPTIONAL THROUGHOUT AND FORMING PART OF A SMALL GATED DEVELOPMENT CLOSE TO THE CITY. A stunning four bedroom detached house forming part of a small development at the top of Lache Lane, ideally situated within walking distance of the City centre. The accommodation briefly comprises: entrance porch, reception hallway, inner hall, downstairs WC, study, large living room, impressive open-plan fitted kitchen, dining room and family room, utility room, cloakroom/WC, galleried landing with inner landing, principal bedroom with walk-in wardrobe and en-suite bathroom, three further good sized bedrooms and a well appointed bathroom. This property is finished throughout to a very high standard with high quality fixtures and fittings. Externally there are two lawned areas to the front, with a block paved driveway and double garage with electronic door. To the rear the gardens have been attractively landscaped and laid mainly to lawn with a flagged patio and covered seating area. This property must be viewed to be appreciated.

## LOCATION

The property is located in what is generally considered to be one of Chester's most popular and sought-after residential locations, amidst a wide variety of property generally of high capital value. Local amenities include shops and primary school in Westminster Park, and the City centre is about a mile away. Nearby Handbridge provides further shops, restaurants, pubs, Church and schools for all ages. The renowned King's and Queen's Independent Schools are also within easy travelling distance. Leisure facilities close at hand include golf courses, tennis courts, squash club and health club. Easy access is available to the Chester Business Park and neighbouring industrial and commercial centres via the A55 North Wales Expressway and the M53 which leads to the motorway network.

## AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

## ENTRANCE PORCH

Wooden panelled entrance door with double glazed inserts and double glazed side panels, ceiling light point, contemporary double radiator with thermostat, tiled floor and oak door to understairs storage cupboard housing the burglar alarm control pad. Double opening oak glazed doors to the Reception Hall.

## RECEPTION HALL

Recessed ceiling spotlights with dimmer switch control, mains connected smoke alarm, wall-mounted thermostatic heating controls, two wall light points, contemporary double radiator, moulded ceiling, oak wood strip flooring and turned American Oak spindled staircase to the first floor. Oak door to Living Room and glazed oak doors to Dining/Kitchen/Family Room and Inner Hall.



## INNER HALL

Ceiling light point, oak wood strip flooring and, moulded ceiling. Oak doors to the Downstairs WC and Study.

## DOWNSTAIRS WC

1.65m x 1.45m (5'5" x 4'9")

Low level dual flush WC and contemporary wash stand with basin, splashback, mixer tap and storage unit beneath. Contemporary double radiator with thermostat, double glazed window with obscured glass, ceiling light point, wall light point and ceramic tiled floor.

## STUDY

2.95m x 2.54m (9'8" x 8'4")

Double glazed window overlooking the front, vent for MVHR system, contemporary double radiator with thermostat, moulded ceiling and ceiling light point with dimmer switch control..

## LIVING ROOM

4.85m x 4.72m (15'11" x 15'6")

Two tall double glazed windows overlooking the rear garden, vent for MVHR system, moulded ceiling, four wall light points with dimmer switch controls, two contemporary radiators with thermostats, oak wood strip flooring, TV, satellite, telephone and FM aerial points and wiring for B & O speaker system.



#### KITCHEN/DINING/FAMILY ROOM

9.91m max. x 7.24m max. (32'6" max. x 23'9" max.)

A large and impressive open-plan Kitchen/Dining and Family Room featuring two double glazed bay windows and three sets of French doors to outside.

#### KITCHEN AREA

6.27m x 3.53m (20'7" x 11'7")

Fitted with a range of hand-painted units by Holmwood Kitchens including a large wall unit incorporating two large larder cupboards, two drawers, two cupboards, an integrated fridge, Neff Circotherm oven and Neff microwave fan-assisted oven. Large island unit with painted units, granite worktop with twin Franke sink units with mixer tap and Quooker boiling hot water tap. The island unit incorporates drawers, pan-drawers, storage cupboards, an integrated Neff dishwasher and an inset Barazza stainless steel four ring gas hob with Caple retractable stainless steel extractor. Separate breakfast bar with hand-painted units, wine rack and granite top. Moulded ceiling with recessed ceiling spotlights and five ceiling light points, all with dimmer switch controls, ceramic tiled floor, contemporary tall radiator with thermostat, double glazed French doors to outside and double glazed tri-folding doors to the rear garden. Oak door to Utility Room.



#### DINING AREA

3.40m +bay x 3.53m (11'2" + bay x 11'7")

Double glazed bay window overlooking the front, moulded ceiling, ceiling light point with dimmer switch control, vent for MVHR system, two wall light points, oak wood strip flooring, contemporary radiator with thermostat, wiring for B & O speaker system and double opening French doors leading out to a small courtyard at the side.

#### FAMILY ROOM

5.51m x 3.51m (18'1" x 11'6")

Four wall light points, moulded ceiling, TV, satellite, FM aerial and telephone points, oak wood strip flooring and wiring for B & O speaker system. This room also features a double glazed bay window with a pitched glass roof overlooking the rear garden.



#### UTILITY ROOM

3.58m x 1.83m (11'9" x 6')

Fitted with a modern range of cream high gloss fronted units incorporating tall cupboards with shelving and a base cupboard with composite stone worktop and matching upstands. Inset Franke stainless steel sink unit with mixer tap. Plumbing and space for washing machine and space for tumble dryer. Wall-mounted Potterton Promax SL condensing gas fired central heating boiler. Space for American style fridge/freezer with cold water supply. Wall-mounted digital central heating and hot water controls, double glazed roof light, recessed ceiling spotlights, vent for MVHR system, ceramic tiled floor, wall-mounted burglar alarm control pad and double glazed door to the rear garden. Oak door to Downstairs WC.

#### DOWNSTAIRS WC

1.83m x 1.24m (6' x 4'1")

Low level dual flush WC and pedestal wash hand basin with mixer tap and tiled splashback. Contemporary radiator with thermostat, double glazed window with obscured glass, ceiling light point, vent for MVHR system, ceramic tiled floor and built-in double cupboard with composite stone top housing the pump for the rainwater harvesting system.

#### FIRST FLOOR

##### GALLERIED LANDING

3.68m +recess x 3.53m (12'1" + recess x 11'7")

American Oak spindled balustrade, ceiling light point, recessed ceiling spotlights, contemporary

double radiator, double glazed window, wall-mounted thermostatic heating controls, Airflow digital control panel, access to loft space with retractable wooden ladder, light and power point and large airing cupboard housing a pressurised hot water cylinder with double opening oak doors and slatted shelving. Oak doors to the Principal Bedroom, Bedroom 4 and Inner Landing.

##### INNER LANDING

Two recessed ceiling spotlights with dimmer switch controls. Oak panelled doors to Bedroom 2, Bedroom 3 and Family Bathroom.

##### PRINCIPAL BEDROOM

4.75m x 4.93m narrowing to 3.58m (15'7" x 16'2" narrowing to 11'9")

Two double glazed windows overlooking the rear garden, vent for MVHR system, ceiling light point, four wall light points, two contemporary radiators with thermostats, oak wood strip flooring, two fitted double wardrobes and provision for wall-mounted TV. Oak doors to the En-Suite Bathroom and Walk-in Wardrobe.



##### WALK-IN WARDROBE

1.75m x 1.73m (5'9" x 5'8")

Two recessed ceiling spotlights, fitted shelving, hanging rails and oak wood strip flooring.

##### EN-SUITE BATHROOM

4.78m max. x 2.51m max. (15'8" max. x 8'3" max.)

Luxuriously appointed suite in white comprising: large bath with mixer tap and extendable shower attachment with tiled surround and tiled side panel; low level dual flush WC; contemporary

vanity unit with storage cupboards beneath, composite stone worktop with matching upstands and twin sinks with mixer taps; and a large walk-in tiled shower cubicle with wall-mounted taps, extendable shower head and fixed canopy shower head. Recessed ceiling spotlights, vent for MVHR system, contemporary radiator with thermostat, two double glazed windows with obscured glass, ceramic tiled floor, two wall light points and electric shaver point.



#### BEDROOM 2

3.53m x 3.53m (11'7" x 11'7")

Double glazed window overlooking the rear, two wall light points and ceiling light point with dimmer switch controls, contemporary radiator with thermostat and vent for MVHR system,



#### BEDROOM 3

3.53m x 3.45m (11'7" x 11'4")

Double glazed window overlooking the front, contemporary radiator with thermostat, ceiling

light point with dimmer switch control and vent for MVHR system.



#### BEDROOM 4

3.53m x 2.95m (11'7" x 9'8")

Two double glazed windows overlooking the rear, contemporary radiator with thermostat, recessed ceiling spotlights, vent for MVHR system and provision for wall-mounted TV.

#### FAMILY BATHROOM

2.67m x 2.51m (8'9" x 8'3")

Luxuriously appointed suite in white with chrome style fittings comprising: double-ended bath with mixer tap, shower attachment and tiled side panel; large walk-in shower with glazed screen; low level dual flush WC; and an attractive unit with storage cupboards, granite worktop, matching upstands and inset twin sink sinks with mixer taps. Wall tiling to bath area, double glazed window with obscured glass, recessed ceiling spotlights with dimmer switch controls, electric shaver point, vent for MVHR system, tall contemporary radiator with thermostat and ceramic tiled floor.



## OUTSIDE

To the front of the property there are neatly laid lawned areas with a laurel hedge, an in-and-out block paved driveway and a second block paved driveway at the side which leads to a double garage. Contemporary outside stainless steel sensor lighting to front and outside water tap. A gated pathway between the house and the garage provides access to the rear garden which has been attractively landscaped with a neatly laid lawn, a covered seating area, flagged patio areas and pathways with stocked barked shrub borders and a number of trees. The rear garden is enclosed by wooden panelled fencing. Contemporary stainless steel outside lighting. Outside water tap. To the rear of the garage there is a paved storage area with a timber built garden shed.

## FRONT ELEVATION



## DOUBLE GARAGE

5.79m x 5.66m (19' x 18'7")

With a remote controlled electronic up and over sectional door and useful roof storage area. To the rear of the garage there is a single up and over garage door providing access to the enclosed paved storage area.

## AGENT'S NOTES

- \* A mechanical ventilation heat recovery system (MVHR) has been installed. This circulates fresh air into the house efficiently.
- \* The property benefits from an NHBC Certificate from 2012.
- \* The kitchen was fitted by Holmwood Kitchens.
- \* A rainwater harvesting system has been installed.
- \* Council Tax Band G - Cheshire West & Chester.
- \* There is wiring for a Bang & Olufsen (B & O) speaker system in the Family Room, Dining Area



## REAR GARDEN

and Living Room.

#### DIRECTIONS

From the Agent's Chester office proceed out of the City over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Follow Lache Lane for a short distance and Overleigh Close will be found on the left hand side.

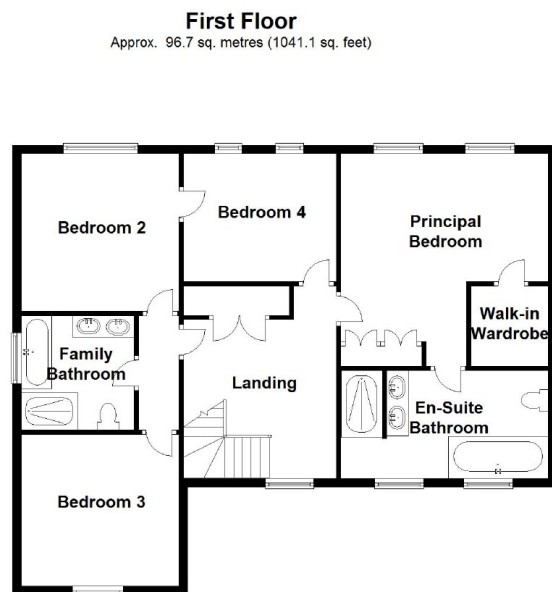
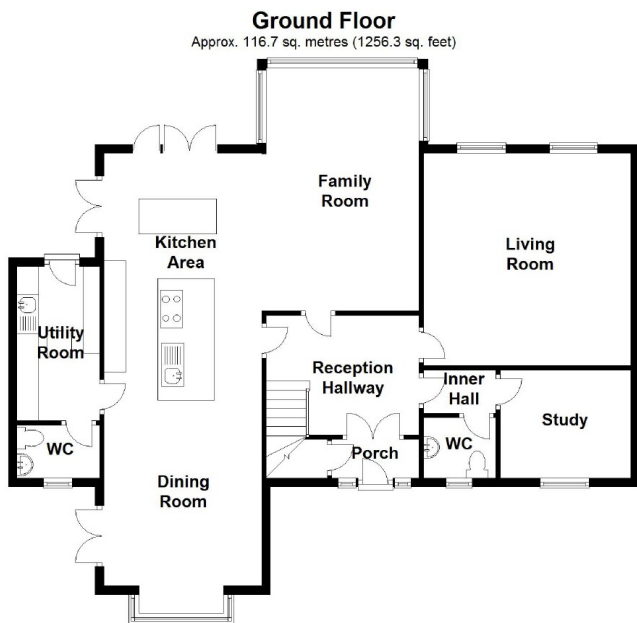
#### VIEWING

By arrangement with the Agent's Chester Office on 01244 404040.

#### CAVENDISH SURVEYORS

If the property you buy is not for sale through Cavendish Ikin, one of our Surveyors can carry out a survey for you. The telephone number of our Survey Department is 01244 322422.

PS/DR/27.2.13



Total area: approx. 213.4 sq. metres (2297.4 sq. feet)

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.

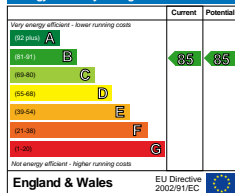
### Energy Performance Certificate

1, Overleigh Close  
CHESTER  
CH4 7NA

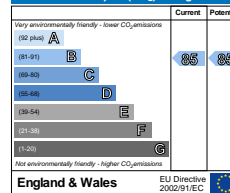
Dwelling type: Detached house  
Date of assessment: 16 February 2012  
Date of certificate: 16 February 2012  
Reference number: 9898-5051-6372-9752-6970  
Type of assessment: SAP, new dwelling  
Total floor area: 223.47 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



#### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	72 kWh/m <sup>2</sup> per year	72 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.0 tonnes per year	3.0 tonnes per year
Lighting	£38 per year	£38 per year
Heating	£492 per year	£492 per year
Hot water	£98 per year	£98 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

