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Chester | CH3 5NE

£539,000

MONOPOLY
BUY ■ SELL ■ RENT

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Located in the highly sought-after residential area of Vicars Cross, this beautifully presented extended four/five-bedroom detached home offers a superb blend of style, space, and versatility. Designed with modern family living in mind, the property boasts generous accommodation throughout and is ideal for a range of lifestyles. The heart of the home is the impressive open-plan kitchen and dining area - a bright, contemporary space perfect for everyday living and entertaining. In addition, there are two reception rooms, one of which could easily be utilised as a ground-floor fifth double bedroom, home office, or playroom. The first floor offers four spacious bedrooms and two well-appointed bathrooms, providing ample space for family and guests alike. Externally, the property benefits from a garage, off-road parking, and a private, well-maintained rear garden - ideal for outdoor dining and relaxation. The Holkham is situated in the desirable area of Vicars Cross, just a short drive from Chester City Centre. The area offers an excellent range of local amenities, including shops, cafés, and public houses, as well as highly regarded schools. There are excellent transport links via the A55 and M53, providing easy access to Liverpool, Manchester, and North Wales, while scenic walking routes and green spaces are also nearby. Combining contemporary living with a prime location, this exceptional home must be viewed to be fully appreciated.

- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER CUL DE SAC LOCATION IN VICARS CROSS
- ENTRANCE HALLWAY WITH DOWNSTAIRS WC
- EXTENDED OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- SPACIOUS LOUNGE
- PRINCIPAL WITH EN SUITE SHOWER ROOM
- DOUBLE BEDROOMS
- STUDY/ADDITIONAL BEDROOM
- PRIVATE REAR GARDEN
- OFF ROAD PARKING AND GARAGE



ACCOMMODATION TO THE GROUND FLOOR

The property is accessed via a composite double glazed and frosted door with UPVC double glazed and frosted side window, which leads to the entrance hallway.

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation door to cloakroom w.c., modern radiator, gloss marble effect tiled flooring. Doorways lead into the kitchen, living room and study.

DOWNSTAIRS CLOAKROOM

Comprising of low level w.c., wash hand basin set in a vanity drawer unit, tiled floor, extractor fan.

STUDY/ FAMILY ROOM

11'8" x 7'11" (3.56m x 2.43m)

UPVC double glazed window to the front, with modern radiator beneath, carpet flooring, ceiling light point. Can be utilised as a fifth bedroom.

LOUNGE

17'2" x 11'3" (5.24m x 3.43m)

Great sized room with UPVC double glazed window to the front with modern radiator beneath, further modern radiator, carpet flooring, double doors to the dining area

OPEN PLAN KITCHEN/ DINING /LIVING ROOM

25'9" x 10'0" (7.87m x 3.05m)

A stunning and beautifully presented open-plan kitchen, dining, and living space - the true heart of the home - designed for both everyday family living and entertaining. The kitchen is fitted with an extensive range of contemporary wall, base, and drawer units complemented by sleek work surfaces and a one-and-a-half bowl sink unit with a spray mixer tap. High-quality appliances include a five-ring gas hob with extractor above, built-in double oven and grill, and an integrated dishwasher. A stylish central island and breakfast bar provides additional workspace and casual seating, complete with a built-in wine cooler. There is also space for an American-style fridge/freezer, plumbing for a washing machine, and a cupboard housing the gas central heating boiler. Finishing touches include a modern vertical radiator, tiled flooring, and a natural flow through to the dining and living area, creating a bright and sociable open-plan environment ideal for modern living.

DINING AREA

Continuation of tiled flooring, modern vertical radiator, spotlights to the ceiling, through to the garden room.

GARDEN ROOM

A bright and inviting space enjoying an abundance of natural light through bi-folding uPVC double glazed doors that open directly onto the rear garden, creating a seamless indoor-outdoor connection. Additional natural light floods in through two rear-facing uPVC double glazed windows and four ceiling-mounted Velux windows, giving the room a wonderfully light and airy feel. Finished with spotlighting, two modern vertical radiators, a smaller contemporary radiator, and tiled flooring, this versatile room provides an ideal setting for relaxing, entertaining, or dining while overlooking the garden.

FIRST FLOOR LANDING AREA

With access to the loft space, which is part boarded, airing cupboard, doors off to the bedrooms and family bathroom.

PRINCIPAL BEDROOM

14'0" x 12'10" (4.28m x 3.92m)

UPVC double glazed window to the front with radiator beneath, carpeted flooring, built in wardrobes, built in cupboard, door into the en-suite shower room.

EN SUITE SHOWER ROOM

Comprising of a dual sized shower cubicle, pedestal wash hand basin, low level w.c., tiled floor, part tiled walls, UPVC Double glazed and frosted window to the front, modern vertical radiator.

BEDROOM TWO

12'2" x 9'9" (3.73m x 2.99m)

UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.

BEDROOM THREE

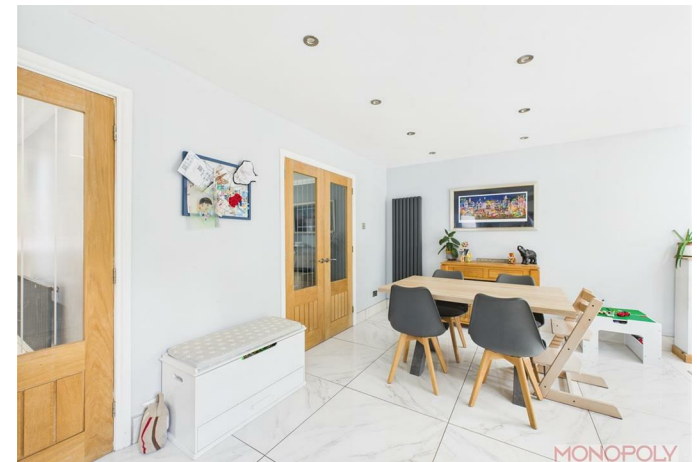
8'11" x 7'10" (2.73m x 2.41m)

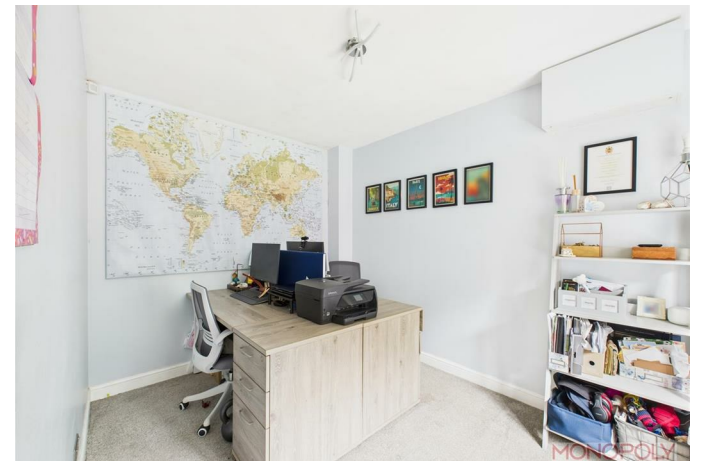
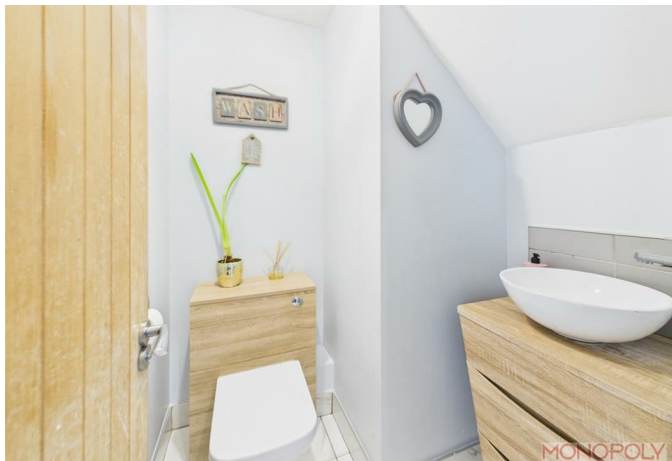
UPVC Double glazed window to the rear, carpeted flooring

BEDROOM FOUR

8'11" x 7'6" (2.73m x 2.31m)

UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.





FAMILY BATHROOM

Comprising of panel enclosed bath, low level w.c. pedestal wash hand basin, tiled floor; Chrome ladder style radiator/towel rail, UPVC Double glazed and frosted window to the side, electric shaver point.

OUTSIDE TO THE FRONT

Open plan style lawned garden to the front with acer tree, with central pathway leading to the front entrance, with driveway to the right hand side offering off road parking for two to three vehicles which leads to the detached garage.

OUTSIDE TO THE REAR

Lovely private garden to the rear, with stunning patio/sitting area, leading to astroturf lawned garden, with borders screened with railway sleepers.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.
Your home maybe repossessed if you do not keep up repayments on your mortgage

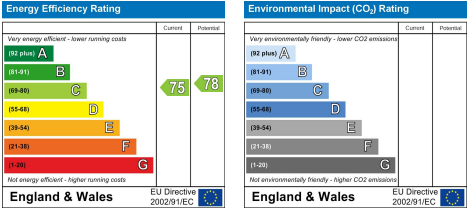
ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.





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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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