



**Modern Detached Bungalow**

**Superb Open Plan Kitchen/Diner/Conservatory**

**Beautifully Presented Throughout**

**3 Double Bedrooms (1 En-Suite)**

**Private And Well Stocked Rear & Side Gardens**

**Close Proximity To City Centre**

**80 Heath Lane, Great Boughton**  
Chester CH3 5SQ

**Offers in the Region Of £500,000**



## A hidden gem of a property!

In fact, the old adage about being a bit like Doctor Who's Tardis is certainly applicable to this superbly presented detached bungalow.....

What appears to be a modest home from the driveway, couldn't be much further from reality due to the fact that it is actually very spacious indeed, ideal for both families, professional couples and retirees alike! The current owners have thoughtfully improved the property and an internal inspection is thoroughly recommended.

It occupies a good-sized plot with very well stocked, private gardens to both the side and rear. A large conservatory extension has been linked to the refitted kitchen to provide a very spacious room, ideal for both entertaining and relaxation.

The well regarded Boughton Heath Academy Primary School along Becketts Lane and the Bishop's Blue Coat secondary school along Vaughan's Lane are both within walking distance. There is also a medical centre along Heath Lane, pubs with restaurant facilities nearby and a frequent bus service into the City centre. It is located at the end of a private block paved cul-de-sac, within a highly desirable residential area. There are local shops nearby and it is about one and a half miles from the City centre and also within easy access of the outer ring road, linking well with the M53/M56 motorway networks and the A55 expressway to North Wales.

*Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566*

### **Services**

Mains water, gas, electricity and drainage.

### **Central Heating**

Worcester gas fired boiler supplying radiators and hot water.

### **Tenure**

Freehold.

### **Council Tax**

Cheshire West and Chester Council - Tax Band E.

**Agents Note 1** - Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

**Agents Note 2** - The owners of the property are relatives of an employee of AJ Reid Independent Estate Agents Limited.

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. 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. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



**L-Shaped Entrance Hall** 17' 3" x 3' 10" (5.25m x 1.17m) and 7' 10" x 3' 5" (2.39m x 1.04m)

Engineered oak flooring, corniced ceiling, built-in cloaks cupboard, radiator and access to loft (partially boarded and with light) via pull-down aluminium loft ladder.

**Lounge** 16' 4" x 11' 9" (4.97m x 3.58m)

Engineered oak flooring, corniced ceiling and radiator.

**Open Plan Kitchen/Diner/Conservatory/Family Room comprising:** - 24' 11" x 20' 1" (7.59m x 6.12m)

**Spacious Kitchen Area** 20' 1" x 12' 9" (6.12m x 3.88m)

A refitted "Wren" kitchen with large granite topped island unit incorporating stainless steel Belfast sink having mixer tap with extendable hose attachment, plus water softener tap and having drawers, cupboards, integral dishwasher and integral washing machine below, further quartz topped base unit with integral tumble dryer below, 6 ring gas hob with electric oven and grill below and illuminated extractor hood above, further electric oven with microwave above, wall cupboards, tall integral double fridge and freezer, modern Tower radiator, corniced ceiling, polished tiled floor and leading to: -

**Conservatory/Diner/Family Area** 20' 4" x 12' 2" (6.19m x 3.71m)

Polished tiled floor, 2 radiators, french doors leading to rear garden, uPVC double glazed windows and roof panels with remote control retractable sun blinds.

**Master Bedroom** 11' 8" x 11' 6" (3.55m x 3.50m)

Feature timber panelling to one wall, corniced ceiling and modern Tower radiator.

**En-Suite Shower Room** 6' 3" x 6' 3" (1.90m x 1.90m)

Corner shower cubicle with mains mixer shower unit having large rainfall shower head, plus separate hand-held attachment, wash hand basin in vanity unit with mirrored medicine cabinet and illuminated plinth above and close coupled WC. Fully tiled walls, tiled floor, extractor fan and heated chrome towel rail.

**Bedroom 2** 10' 7" min x 10' 5" (3.22m min x 3.17m)

Fitted wardrobes and radiator.

**Bedroom 3** 10' 8" x 9' 7" (3.25m x 2.92m) narrowing to 7' 5" (2.26m) Range of fitted wardrobes and radiator.

**Family Bathroom** 8' 3" x 7' 5" (2.51m x 2.26m)

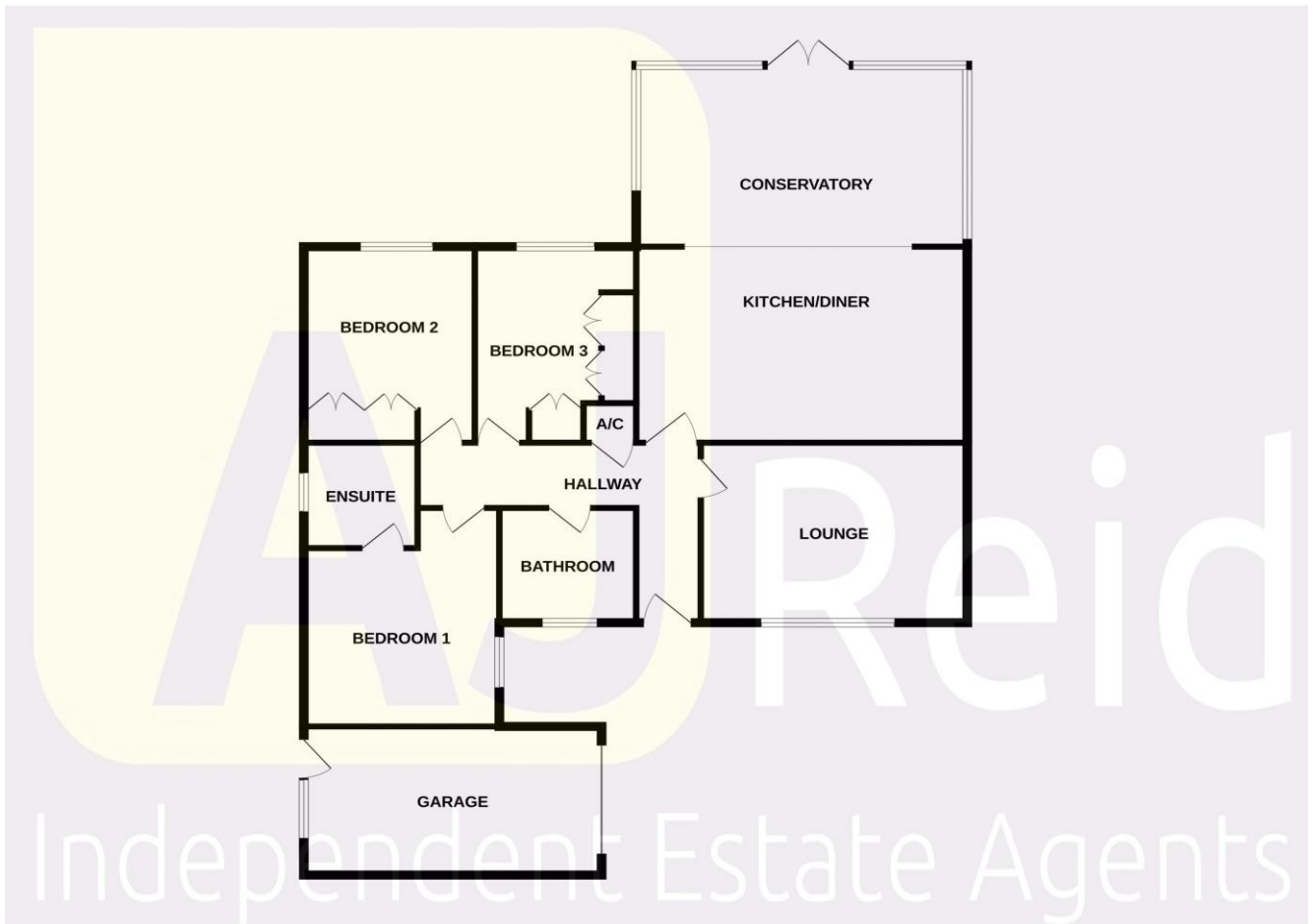
Deep bath with mixer tap and hand-held shower attachment, wash hand basin with mirrored medicine cabinet and illuminated plinth above, close coupled WC and corner shower cubicle with mains mixer shower unit having large rainfall shower head, plus separate hand-held shower attachment. Fully tiled walls, tiled floor and radiator.

**OUTSIDE**

Block paved driveway/garden with parking for 3 cars and leading to the **SINGLE GARAGE** 17' 5" x 7' 4" (5.30m x 2.23m) with lights, power, metal up-and-over door and Worcester wall mounted gas central heating boiler.

Fully enclosed attractive rear and side gardens, laid to lawn and having very well stocked borders with a variety of flowers, bushes, shrubs and mature trees. Paved walkways leading around the property with gated access on both sides. Newly built raised composite sun deck.

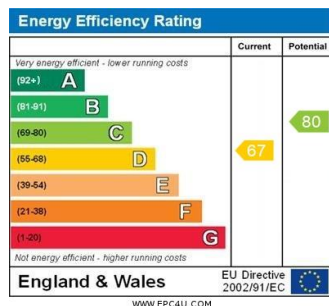
Outside power supply, fruit trees and bushes and raised beds. **LARGE TIMBER WORKSHOP** 15' 9" x 11' 10" (4.80m x 3.60m) with lights and power supply.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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**Directions:** Exit Chester via Boughton, turning right then left at the gyratory onto Christleton/Whitchurch Road. Pass the shopping parade with a Co-op on the right, then turn right after the pub onto Heath Lane. Follow the road, passing Becketts Lane on the left, and as the road bends left then right continue past Vaughan Road on the right, turning next right onto the private cul-de-sac and the property is located at the end of the road.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



**Referral Arrangements:** We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

