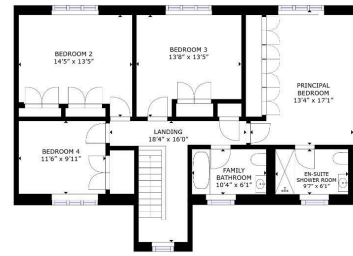




1ST FLOOR  
GROSS INTERNAL AREA  
1,262 sq. ft. (117,200 sq. ft.)  
TOTAL: 2,371 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport



2ND FLOOR  
GROSS INTERNAL AREA  
1,109 sq. ft. (102,700 sq. ft.)  
TOTAL: 2,371 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Poole House Vincent Drive**  
Chester,  
CH4 7RQ

**£875,000**

A modern architect designed detached house set in large mature gardens featuring a fabulous pond with fountains and a long gated driveway. The reception hall is a welcoming and grand entrance area to the home with the space designed to make a positive first impression on guests as they enter the house. To the left of the hallway there is a formal dual-aspect living room with a decorative fireplace and gas fire. The dining room is separate and perfect for entertaining and family gatherings. There is a large open-plan kitchen/breakfast room fitted with a bespoke range of cabinetry and French doors to the garden room providing a bright and airy space that seamlessly connects the indoors with the outdoors. The defining feature of the garden room is the rectangular shaped glazed lantern roof, which allows ample natural light to flood the room and offers a view of the sky. To the first floor the principal bedroom is the largest bedroom with a range of fitted wardrobes and an en-suite shower room. There are three additional bedrooms on this level, all of a generous size with built-in wardrobes, and a well appointed and contemporary bathroom. The property is set in large mature gardens with a fabulous pond and a gated driveway, which leads to a double garage. The gardens feature well-established trees, shrubs, and plants that have matured over many years, creating a lush and natural environment. The pond features a number of fountains which add a soothing auditory element to the garden.

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 Residential.



## LOCATION



Vincent Drive is located off Lache Lane and forms part of Westminster Park which is a popular and sought-after residential area providing an excellent parade of shops for everyday needs to include a Co-operative food store with post office, bakery, deli, butchers, fishmonger, and pharmacy. Local Primary and Secondary schooling are available. Buses run along nearby Lache Lane into the City centre which is only about 2 miles away. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses whilst the river Dee offers a range of recreational facilities including pleasant walks across the Meadows. The Roodee racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities of the City which include health and fitness centres, tennis club, golf clubs, museums and parks, there is easy access Chester Southerly by-pass (A55) to North Wales.

### THE ACCOMMODATION COMPRISES:

#### ENTRANCE PORCH

Open porch with brick pillar, Indian stone flagged floor and contemporary outside light. Composite double glazed entrance door with double glazed side panels to the reception hall.

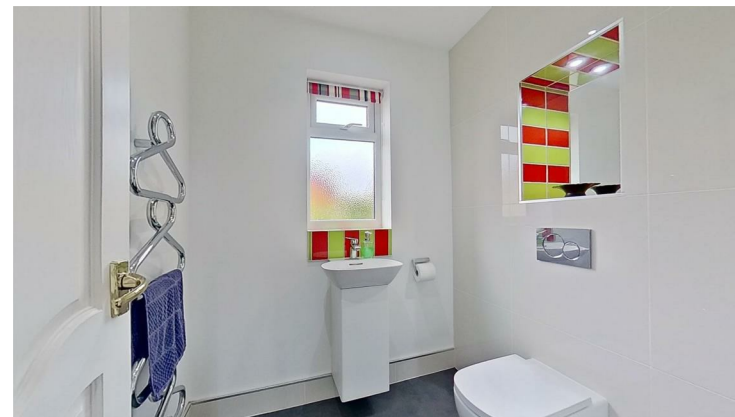
## RECEPTION HALL



Coved ceiling, ceiling light point, contemporary tall radiator, burglar alarm control pad, smoke alarm, thermostatic heating controls, spindled staircase to first floor. Doors to the downstairs WC, living room, dining room, kitchen/breakfast room.

#### DOWNSTAIRS WC

1.73m x 1.70m (5'8" x 5'7")



Contemporary suite comprising: wall hung WC with concealed dual-flush cistern; and wall mounted wash hand basin with mixer tap, tiled splash-back and storage cupboard beneath. Feature chrome radiator, two recessed LED ceiling spotlights, tiled display recess with downlight and mirror, UPVC double glazed window with obscured glass and built-in downstairs storage cupboard.

## OUTSIDE REAR



To the rear the garden has been attractively landscaped with a block paved patio, neatly laid lawn, winding gravelled pathways and deep borders well stocked with mature shrubbery, flowering plants and small trees. The garden is fully enclosed by wooden fencing and walling, enjoys a good degree of privacy and a sunny south westerly facing aspect. To the left hand side of the house there is a useful store area with composting bins and water butts.



#### DIRECTIONS

From the Agent's Chester office proceed over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Follow the road and take the turning left after St Bridgets Court into Vincent Drive. The property will then be observed on the right hand side.

#### TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

## COUNCIL TAX

\* Council Tax Band G - Cheshire West and Chester County Council.

## AGENTS NOTES

- \* Services - we understand that main gas, electricity, water and drainage are connected.
- \* The property has a burglar alarm installed.
- \* The loft area is insulated.
- \* The property is on a water meter.
- \* A new tiled roof on the garage, porch and house was installed in 2023.
- \* The fascia boards and guttering were renewed in 2021.
- \* The garden room was built in 2016.
- \* The kitchen and windows were fitted in 2016.
- \* The downstairs WC, family bathroom and en-suite shower room were installed in 2018.
- \* New front and side composite doors were installed in 2018.
- \* The gas central heating boiler has been annually serviced.

## AML

### AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

## VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

OUTSIDE FRONT



Poole House occupies a large plot extending to approximately 0.32 acre and is approached via a long block paved driveway with double opening remote controlled electronic gates. To the front there is a neatly laid lawned garden and a large natural pond with mature shrubbery and trees. A pathway at the side with wrought iron gate provides access to the rear garden. Outside water tap, external gas and electricity meter cupboards, and two useful high quality timber built storage sheds are located to the side.



DOUBLE GARAGE

5.00m x 4.98m (16'5" x 16'4")

With a remote controlled electronic roller shutter door, strip light, electrical consumer unit, ample power points, and side personal door.

LIVING ROOM

6.96m x 4.47m (22'10" x 14'8")



Large dual-aspect living room with a UPVC double glazed window overlooking the front and feature UPVC double glazed bay window overlooking the rear garden, coved ceiling, ceiling light point, two wall light points, two single radiators, TV aerial point. and chimney breast with slate hearth, mantel and display plinths to each side housing a 'living flame' coal-effect enclosed gas fire.

DINING ROOM

4.50m x 3.61m (14'9" x 11'10")



UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, and single radiator.

BREAKFAST KITCHEN

6.96m x 3.61m (22'10" x 11'10")



KITCHEN AREA



Fitted with a bespoke range of white high gloss fronted base and wall level units incorporating drawers and cupboards with quartz worktops and matching upstands. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring Bosch gas hob with extractor above and built-in Bosch electric double oven and grill. Plumbing and space for washing machine, integrated fridge/freezer, ceiling light point, wall cupboard housing a Worcester Greenstar Ri gas central heating boiler, UPVC double glazed window overlooking the front garden, and composite double glazed door to outside.

**BREAKFAST AREA**



Ceiling light point, space for breakfast table and chairs, contemporary tall radiator, and UPVC double glazed French doors with full height windows at each side and fitted blinds to the garden room.

**GARDEN ROOM**

4.57m x 3.45m (15' x 11'4")



Large feature glazed lantern style roof with fitted blinds, recessed LED spotlights, tiled floor with electric underfloor heating, UPVC double glazed windows, French doors to outside.

**LANDING**



Spindled balustrade, single radiator, two ceiling light points, access to insulated loft space with light point, UPVC double glazed window overlooking the front, smoke alarm, and built-in airing cupboard housing the hot water cylinder with slatted shelving. Doors to the principal bedroom, bedroom two, bedroom three, bedroom four and family bathroom.

**PRINCIPAL BEDROOM**

5.05m x 4.01m max (16'7" x 13'2" max)



Fitted with a range of full height fitted wardrobes incorporating three double and a single with hanging space, shelving and drawer units. UPVC double glazed window overlooking the rear, ceiling light point, single radiator, and two wall light points. Door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

2.84m x 1.80m (9'4" x 5'11")

Well appointed suite in white with chrome style fittings comprising: walk-in tiled shower enclosure with Hans Grohe mixer shower, ceiling mounted 'rain' style shower head and glazed shower screen; wall hung WC with concealed dual-flush cistern; and wall mounted wash hand basin with mixer tap and two storage drawers

beneath. Part-tiled walls with a decorative border tile, tiled floor, tall radiator, mirror fronted medicine cabinet, tiled display shelf with downlight and mirror, recessed ceiling spotlights, extractor, and UPVC double glazed window with obscured glass and fitted blind.

**BEDROOM TWO**

4.47m x 3.96m max (14'8" x 13' max)



UPVC double glazed window overlooking the rear garden, ceiling light point, single radiator with thermostat, and two built-in double wardrobes with hanging space and shelving.

**BEDROOM THREE**

3.96m x 3.94m max (13' x 12'11" max)



UPVC double glazed window overlooking the rear garden, single radiator, ceiling light point, and built-in double wardrobe with hanging rail and shelf.

**BEDROOM FOUR**

3.35m; 0.61m x 2.95m (11;2" x 9'8")



UPVC double glazed window overlooking the front enjoying views over the pond, single radiator with thermostat, ceiling light point, and a large walk-in double wardrobe with hanging rail and shelf.

**FAMILY BATHROOM**

2.90m x 1.80m (9'6" x 5'11")



Well appointed suite in white comprising panelled bath with wall mounted mixer tap, ceiling mounted thermostatic shower with rain shower head and folding glazed door, wall hung WC with concealed dual flush cistern, wall mounted wash hand basin with mixer tap and two storage drawers beneath. Attractive wall tiling with border tile, contemporary tall radiator, recessed ceiling spotlights, extractor, tiled floor, mirror fronted medicine cabinet, recessed shelf with downlight and mirror, UPVC double glazed window with fitted blinds.