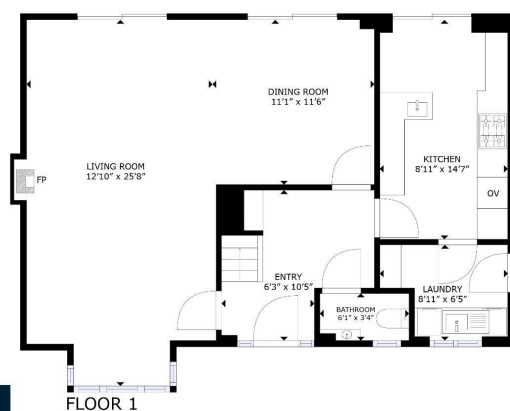




26 Clarendon Close
Belgrave Park, Chester,
CH4 7BL

£775,000

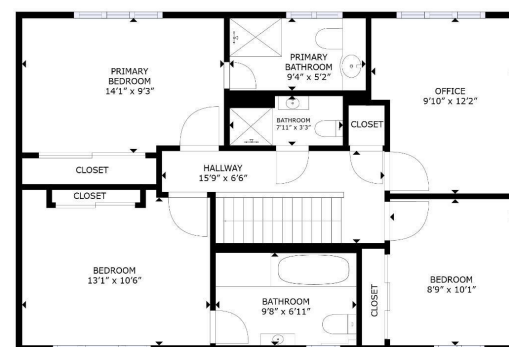
* FABULOUS VIEWS ACROSS THE MEADOWS TOWARDS THE RIVER * LARGE PLOT 0.24 acre * A modern four bedroom detached house forming part of the sought after Belgrave Park development, which is conveniently situated within walking distance of Handbridge, the city centre and the meadows. The accommodation briefly comprises: reception hallway with contemporary staircase, downstairs WC, dual-aspect living room with log burner and patio doors to outside, dining room, breakfast kitchen fitted with a modern range of kitchen units with quartz worktops and integrated appliances, utility room, landing, principal bedroom with en-suite bathroom, bedroom two with en-suite shower room, bedroom three, bedroom four and family shower room. The property benefits from UPVC double glazed windows, gas fired central heating (new boiler installed 2023) and solar panels with a feed in tariff. The property occupies a generous size plot with a lawned garden at the front and long bonded resin driveway leading to a double garage with electronic roller shutter door. There is a useful courtyard area between the house and the garage with log store. To the rear there is a neatly laid lawned garden with mature shrubbery and trees and an extensive Indian stone flagged patio enjoying fabulous views across the meadows towards the river Dee. If you are looking for a ready to move into family sized home, in a convenient location close to the city and good local amenities, then we strongly urge you to view.



FLOOR 1

CROSS INTERNAL AREA
FLOOR 1: 274 sq. ft. FLOOR 2: 284 sq. ft.
TOTAL: 558 sq. ft.
GROSS AND CONVERSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

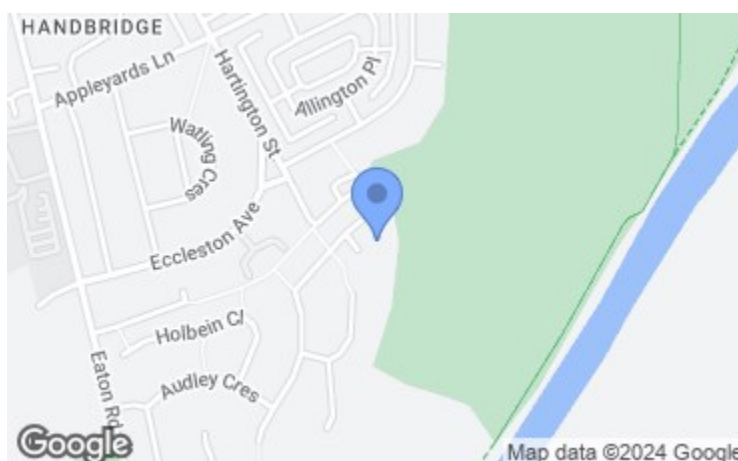
Matterport



FLOOR 2

CROSS INTERNAL AREA
FLOOR 1: 274 sq. ft. FLOOR 2: 284 sq. ft.
TOTAL: 558 sq. ft.
GROSS AND CONVERSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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 Estate Agents Ltd.



LOCATION



Belgrave Park is a desirable development conveniently situated off Eaton Road and is ideally located within easy walking distance of Handbridge. Handbridge provides an excellent range of amenities including shops, a parish Church, petrol station, public houses and is within a few minutes' walk of the City centre. There are schools for all ages including Overleigh St. Mary's C. Of E. Primary School, The Catholic High School and Queen's Park High School. The Kings School is also situated close by along Wrexham Road. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while 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. The property is within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorways and the rest of the national motorway network. Chester's main station has regular train services and a two hour intercity service to London Euston. Both Liverpool and Manchester are within easy reach and served with international airports.



For walking there is a public footpath from Clarendon Close linking to Hartington Street providing a pleasant walk into the city via the Old Dee Bridge in Handbridge or the suspension bridge in Queens Park. There is also access from Pembroke Close to the meadows where walks alongside the river can be enjoyed.

APPROXIMATE DISTANCES FROM BELGRAVE PARK

Chester city centre 1 mile; Chester Business Park 2 miles; Wrexham 13 miles; Mold 14 miles; Warrington 28 miles; Liverpool 20 miles; John Lennon Airport 25 miles; Manchester Airport 39 miles; and Manchester 46 miles. (Source RAC Route-planner)

THE ACCOMMODATION COMPRISES

PORCH

Wide canopy porch with outside sensor light. Wooden panelled entrance door with double glazed side panels to the reception hall.

RECEPTION HALL



Radiator with thermostat, recessed LED ceiling spotlights, coved ceiling, Amtico wood effect flooring, and turned staircase to the first floor with contemporary glass panels, oak handrail and bespoke pull-out understairs storage drawer. Doors to the downstairs WC, living room, dining room and kitchen.

DOWNSTAIRS WC

1.88m x 0.97m (6'2" x 3'2")



White suite comprising: low level dual-flush WC with concealed cistern; and wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Coved ceiling, two recessed ceiling spotlights, chrome ladder style towel radiator, Amtico wood effect strip flooring, and UPVC double glazed window with obscured glass.

LIVING ROOM

6.71m plus bay x 3.84m (22' plus bay x 12'7")



Dual-aspect living room with a UPVC double glazed bay window overlooking the front and double glazed sliding patio doors to the rear garden enjoying views across the meadows towards the river, recessed fireplace with slate hearth and wooden effect mantel housing a Heta wood burning stove, coved ceiling with recessed LED ceiling spotlights with dimmer switch controls, three wall light points, two double radiators with thermostats, and TV aerial point. Wide opening to the dining room.

SUMMER 2023



A selection of photos taken by the owner last summer.



DIRECTIONS

From the Agent's Chester office proceed left towards the traffic lights and turn right into Lower Bridge Street. Continue over the Old Dee Bridge into Handbridge, past the service station, and turn left into Eaton Road. Follow Eaton Road out of Handbridge and take the fourth turning left into Berkley Drive. At the fork bare left into Audley Crescent and at the t-junction turn left into Clarendon Close. The property will then be found towards the top of the cul-de-sac on the left 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.

AGENT'S NOTES

- * There is full fibre connected to the property.
- * The Ideal Mexico gas fired central heating boiler was installed in 2023.
- * The property is on a water meter.
- * 4kwp solar panels were installed in 2017 with 8 solar panels mounted on the front of the house and 8 on the rear.
- * There is a smart meter for gas and electric provided by Octopus Energy.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

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



DINING ROOM
3.56m x 3.20m (11'8" x 10'6")



Double glazed sliding patio doors to the rear garden enjoying views across the meadows towards the river, contemporary tall radiator with thermostat, coved ceiling, and recessed LED ceiling spotlights with dimmer switch controls.

BREAKFAST KITCHEN
4.57m x 2.77m (15' x 9'1")



Fitted with a comprehensive range of white high gloss fronted base and wall level units incorporating drawers, pan drawers, cupboards, display shelving and two pull-out larder units with quartz worktops and matching upstands. Inset single bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop., Fitted four-ring Bosch induction ceramic hob with tiled splashback, extractor above and built-in Bosch double oven and grill. Integrated Bosch microwave, fridge/freezer and slimline Bosch dishwasher. Recessed LED ceiling spotlights with dimmer switch controls, contemporary tall radiator, Amtico wood effect flooring, space for breakfast table and chairs, and double glazed sliding patio doors to the rear garden with views across the meadows towards the river. Door to the utility room.



UTILITY ROOM
2.77m max x 1.96m (9'1" max x 6'5")



Fitted matching base unit with laminated worktop and inset single bowl Franke stainless steel sink unit with chrome mixer tap. Wall tiling to work surface areas, plumbing and space for washing machine, space for tumble dryer, Amtico wood effect flooring, coved ceiling with recessed LED ceiling spotlights, single radiator with thermostat, UPVC double glazed window and composite double glazed door to outside.

FIRST FLOOR LANDING



Contemporary glass balustrade with oak handrail, recessed ceiling spotlights with dimmer switch controls, smoke alarm, built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving, and access to insulated loft space with retractable aluminium ladder and light. Doors to bedroom one, bedroom two, bedroom three, bedroom four and shower room.

BEDROOM ONE
4.14m x 3.35m max (13'7" x 11" max)



Fitted wardrobes with two contemporary mirrored sliding doors, single radiator with thermostat, UPVC double glazed window enjoying far reaching views to the rear, coved ceiling, and recessed LED ceiling spotlights with dimmer switch controls. Door to en-suite shower room.

EN-SUITE SHOWER ROOM
2.54m x 1.52m (8'4" x 5')



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Aqualisa shower, glazed shower screen and glazed door; fitted quartz worktop with inset wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC with concealed cistern. Chrome ladder style dual-fuel towel radiator, vinyl wood effect flooring, fully tiled walls with a decorative border tile, recessed LED ceiling spotlights, and UPVC double glazed window with obscured glass.

BEDROOM TWO
3.91m x 3.25m max (12'10" x 10'8" max)



UPVC double glazed window overlooking the front, coved ceiling, recessed LED ceiling spotlights with dimmer switch controls, and double radiator with thermostat. Door to en-suite bathroom.

EN-SUITE BATHROOM
2.79m x 1.98m overall (9'2" x 6'6" overall)



Modern white suite with chrome style fittings comprising: panelled bath with wall mounted Mira shower over and glazed shower screen; wash hand basin with mixer tap and storage drawer beneath; and low level dual-flush WC with concealed cistern. Part-tiled walls, electric shaver point, recessed LED ceiling spotlights, extractor, built-in linen cupboard with louvred doors, vinyl flooring, and UPVC double glazed window with obscured glass.

BEDROOM THREE
3.61m x 3.18m max (11'10" x 10'5" max)



UPVC double glazed window enjoying far reaching views to the rear, single radiator with thermostat, coved ceiling, and recessed LED ceiling spotlights.

BEDROOM FOUR
3.02m x 2.62m to front of wardrobe (9'11" x 8'7" to front of wardrobe)



UPVC double glazed window overlooking the front, single radiator with thermostat, coved ceiling, recessed LED ceiling spotlights, and built-in wardrobe with three sliding mirrored doors having hanging space and shelving.

SHOWER ROOM
2.34m x 0.91m (7'8" x 3')



Modern white suite comprising: tiled shower enclosure with wall mounted mixer shower and folding glazed door; low level dual-flush WC; and wash hand basin with mixer tap and storage drawer beneath. Fully tiled walls, chrome ladder style towel radiator, electric shaver point, recessed LED ceiling spotlights and extractor, and vinyl floor covering.

OUTSIDE FRONT



The property forms part of a pleasant cul de sac within the desirable development of Belgrave Park and occupies

a large plot extending to approximately 0.24 acre. To the front there is a neatly laid lawned garden with mature shrubbery and a bonded resin driveway which leads to a brick built double garage. A gated pathway to the side provides access to the rear garden. There is also a gated entrance to a useful courtyard area.

DOUBLE GARAGE
5.59m x 5.46m (18'4" x 17'11")
Remote controlled roller shutter door, PV inverter and meter for the solar panels, cold water tap, fluorescent strip light, two windows, side personal door, power, and a floor standing Ideal Mexico HE24 gas fired central heating boiler (installed 2023).

COURTYARD AREA



Outside light, space for clothes airer, log store, and external gas and electricity meter cupboards. Courtesy door to the garage.

OUTSIDE REAR



To the rear the garden is a particular feature due to the fabulous aspect across the meadows, which is designated as Green Belt and enjoys views towards the river. The garden is laid mainly to lawn with Indian stone flagged terrace and mature shrubs and trees being enclosed by wooden fencing and boundary hedge. Two outside LED sensor spotlights, and retractable electronic sun awning.