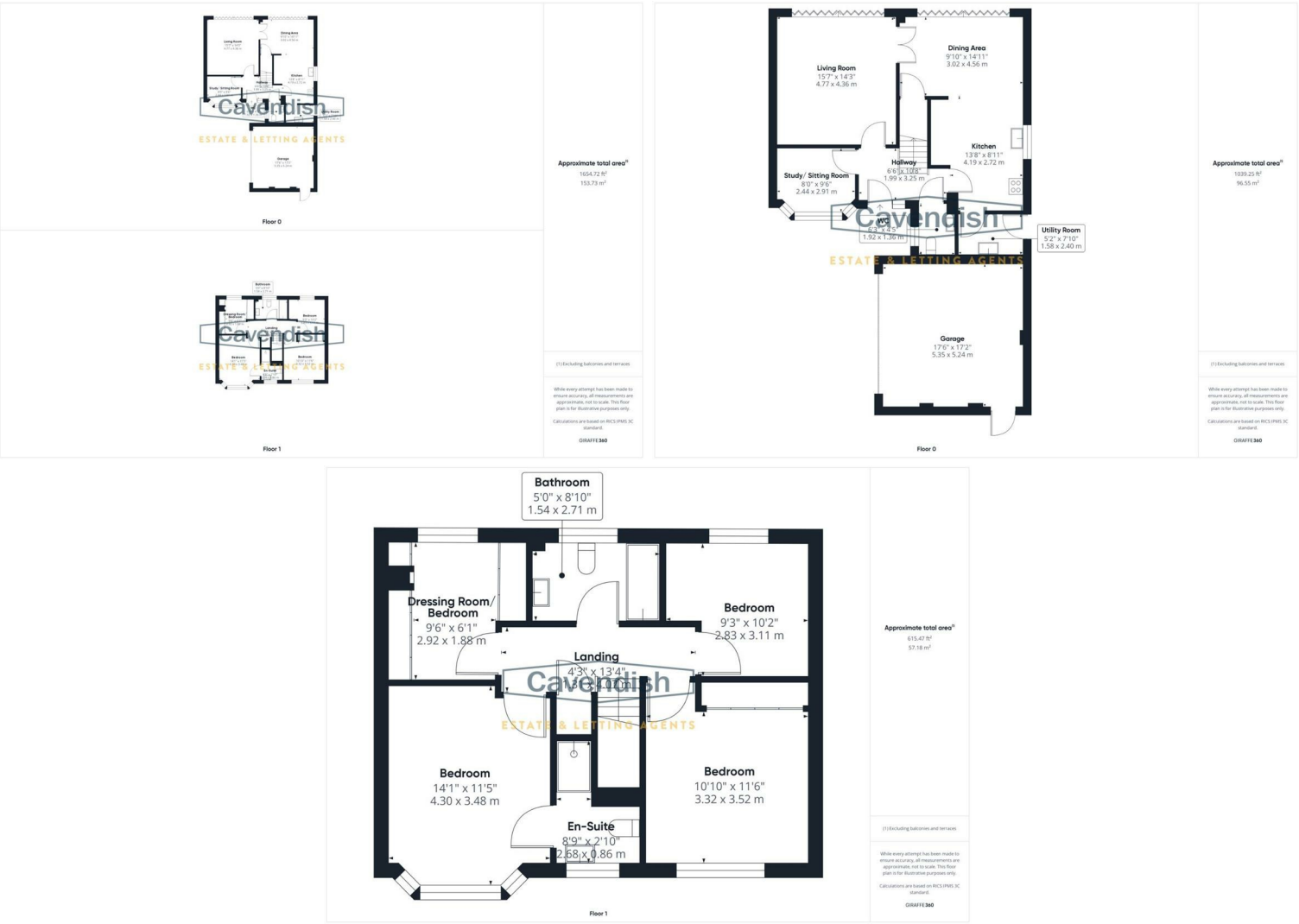


33 Old Meadow Drive, Backford, Chester, CH1 6PW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		93
(81-91)	B	84	
(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 <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			
England & Wales		EU Directive 2002/91/EC	

Cavendish

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33 Old Meadow Drive

Backford, Chester,

CH1 6PW

Offers Over

£465,000

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.

\* EDGE OF DEVELOPMENT POSITION OVERLOOKING FARMLAND \* NO ONWARD CHAIN \* ENERGY PERFORMANCE RATING B (84). A stunning, high specification, four bedroom detached house forming part of a recently completed development by Redrow Homes in Backford. The property is the Canterbury Design by Redrow and occupies a delightful position overlooking farmland at the front. The property is ideally situated close to the Cheshire Oaks Designer Outlet and M53 motorway, providing excellent links to the surrounding area. The historic city of Chester is also within easy reach, being just over 5 miles in distance. The accommodation briefly comprises: entrance hall, large living room with provision for wall mounted flat screen television and bi-folding doors to the garden, separate study/sitting room with bay window overlooking the front, impressive open-plan kitchen and dining area with bi-folding doors to the garden, utility room, cloakroom/WC, first floor landing, principal bedroom with en-suite shower room, bedroom two with fitted wardrobes, bedroom three, bedroom four beautifully fitted with a range of bespoke bedroom furniture with full height fitted wardrobes to each side of the room, and a well appointed family bathroom. Externally there are two lawned areas at the front with A double width tarmac driveway leading to a double garage with electronic up and over door. To the side of the garage there is a pleasant flagged courtyard area enjoying a sunny aspect. To the rear the garden has been attractively landscaped and designed for ease of maintenance being laid mainly to lawn with a wide flagged terrace and a further flagged area with garden shed and covered area. There is on onward chain involved in the sale of this property.



LOCATION

Backford is an extremely convenient location providing excellent access to Chester, Merseyside, Wirral and Liverpool via the A41, as well as the wider north west via M53/M56 motorway networks. A regular railway service runs from nearby Little Sutton and Hooton to Liverpool City Centre. The property lies within easy traveling distance of the extensive array of amenities that Cheshire Oaks has to offer, as well as being just a short drive away from the Chester Zoo (Upton) park and ride and the Chester Zoo itself.

THE ACCOMMODATION COMPRISES:

PORCH



Open porch with composite double glazed entrance door and double glazed side window to the entrance hall.

ENTRANCE HALL



Ceiling light point, tiled floor, single radiator, digital thermostatic heating controls for the ground floor, and staircase to the first floor. Doors to the living room, study/sitting room, kitchen/dining area and cloakroom/WC.

CLOAKROOM/WC

1.93m x 1.35m (6'4" x 4'5")



White suite comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap. Part-tiled walls, single radiator with thermostat, tiled floor, two recessed ceiling spotlights, and UPVC double glazed window with obscured glass.

LIVING ROOM

4.80m x 4.34m (15'9" x 14'3")



UPVC double glazed bi-folding doors to the rear garden, provision for wall mounted flat screen television, ceiling light point, and double radiator with thermostat. Double opening doors to the dining area/kitchen.



DIRECTIONS

From Chester city centre proceed along St Martins Way to the Fountains roundabout and take the first exit onto the Parkgate Road. Keep in the right hand lane and follow the road around onto the Liverpool Road. Continue over the two mini roundabouts and straight across at the traffic lights to the roundabout at the junction with Countess Way. Proceed straight across onto a stretch of dual carriageway and at the main junction with the A41 turn left towards Ellesmere Port. Follow the A41 for some distance and at the next large roundabout turn left onto the A5117. Follow the A5517 and take the second turning right into Old Meadow Drive. Follow Old Meadow Drive into the development and at the end of the road turn left into the driveway and the property will be observed ahead of you.

REDROW - THE CANTERBURY

The Canterbury is a spacious four-bedroom family home from the Redrow Heritage

Collection. This property benefits from a number of upgrades to include floor tiling in the hallway, kitchen/dining area, utility room and downstairs WC, bi-folding doors in both the living room and dining area, Silestone counter tops, integrated Siemens kitchen appliances, fitted wardrobes to bedroom four - which has created a superb dressing room, garden landscaping, and an electric garage door,

TENURE

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

COUNCIL TAX

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

AGENT'S NOTES

- \* Services - we understand that mains gas, water, electricity and drainage are connected.
- \* The property is on a water meter.
- \* There is a management fee payable for the development of approximately £230 per annum (2024).
- \* The property was purchased new in 2022 from Redrow. There is the balance of the 10 year NHBC remaining.
- \* There are individual digital thermostats controlling the ground floor and first floor central heating.
- \* This property is the Canterbury Design by Redrow and is the largest house type on the development.

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 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.

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.

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.

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



The property occupies a pleasant position adjacent to open countryside. To the front there is a tarmac driveway leading to a double garage, TWO lawn sections, flagged pathways and decorative stone. Outside lantern style light. External gas and electric meter cupboards to side.



**DOUBLE GARAGE**

5.31m x 5.23m (17'5" x 17'2")

Remote controlled electronic up and over garage door, electrical consumer board, strip lighting, power, wall mounted Ideal Logic Heat H12 condensing gas fired central heating boiler, and side personal door.

**OUTSIDE COURTYARD**



To the side of the garage there is a flagged courtyard area with wooden boundary fencing and a flagged pathway providing access to the rear garden. Outside water tap.

**OUTSIDE REAR**



To the rear the garden has been attractively landscaped and designed for ease of maintenance with a neatly laid lawn and a flagged terrace and pathways. At the top of the garden there is a further area of paving with a garden shed measuring 9'9" x 7'7" and a covered seating area ideal for barbecues. Outside light, and external double power point.



**STUDY/SITTING ROOM**

2.95m x 2.46m into bay (9'8" x 8'1" into bay)



UPVC double glazed bay window with leaded glass overlooking the front with views towards farmland, ceiling light point, single radiator with thermostat, and TV aerial point.

**KITCHEN/DINING AREA**



Impressive open-plan kitchen and dining area.



**KITCHEN**

4.11m x 3.53m max (13'6" x 11'7" max)



Fitted with a comprehensive range of light grey fronted base and wall level units incorporating drawers, cupboards, a pull-out larder unit and larder store cupboard, with 'Silestone' work surfaces incorporating a breakfast bar. Inset one and half bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Fitted four-ring touch control ceramic induction hob with splashback and extractor above, integrated Siemens electric fan assisted oven and grill, Siemens combination microwave oven, Siemens fridge/freezer, and Siemens dishwasher. Under-cupboard spotlighting, tiled floor, single radiator with thermostat, recessed LED ceiling spotlights, UPVC double glazed window to the side.

**DINING AREA**

4.57m x 3.00m (15' x 9'10")



UPVC double glazed bi-folding doors to the rear garden, recessed LED ceiling spotlights, tiled floor, double radiator, and useful built-in understairs storage cupboard with double power point.



UTILITY ROOM

2.41m x 1.60m (7'11" x 5'3")



Fitted with a matching range of base and wall cupboards with 'Silestone' worktop and matching upstands. Inset single bowl stainless steel sink unit with chrome mixer tap. Plumbing and space for washing machine and space for tumble dryer, tiled floor, single radiator with thermostat, recessed LED ceiling spotlights, extractor, access to loft space, central heating and hot water controls, and composite double glazed door to outside.

LANDING



Ceiling light point, mains connected smoke alarm, single radiator with thermostat, access to insulated loft space, and built-in cupboard housing the pressurised hot water cylinder and immersion heater. Doors to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

BEDROOM ONE

4.29m into bay x 3.48m (14'1" into bay x 11'5")



UPVC double glazed bay window overlooking the front with leaded glass overlooking farmland, single radiator, and TV aerial point. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.64m max x 1.96m max (8'8" max x 6'5" max)



Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with mixer shower and folding glazed shower screen; wall mounted wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, chrome ladder style towel radiator, tiled floor, electric shaver point, recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured leaded glass.

BEDROOM TWO

3.91m x 3.51m (12'10" x 11'6")



UPVC double glazed leaded window overlooking the front with views towards farmland, ceiling light point, single radiator with thermostat, and fitted wardrobe with three sliding mirrored doors having hanging space and shelving.

BEDROOM THREE

3.12m max x 2.84m (10'3" max x 9'4")



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

BEDROOM FOUR

3.05m into wardrobes x 2.84m (10' into wardrobes x 9'4")



Currently used as a dressing room and beautifully fitted with a range of bedroom furniture incorporating full height wardrobes to each side and display shelving. Ceiling light point, single radiator with thermostat, and UPVC double glazed window overlooking the rear.

FAMILY BATHROOM

2.69m x 1.78m (8'10" x 5'10")



Well appointed suite in white with chrome style fittings comprising: panelled bath with mixer tap, shower over and glazed shower screen; wall mounted wash hand basin with mixer tap and storage drawer beneath; and low level dual-flush WC. Recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator, tiled floor, UPVC double glazed window with obscured glass, electric shaver point, and mirror fronted medicine cabinet.