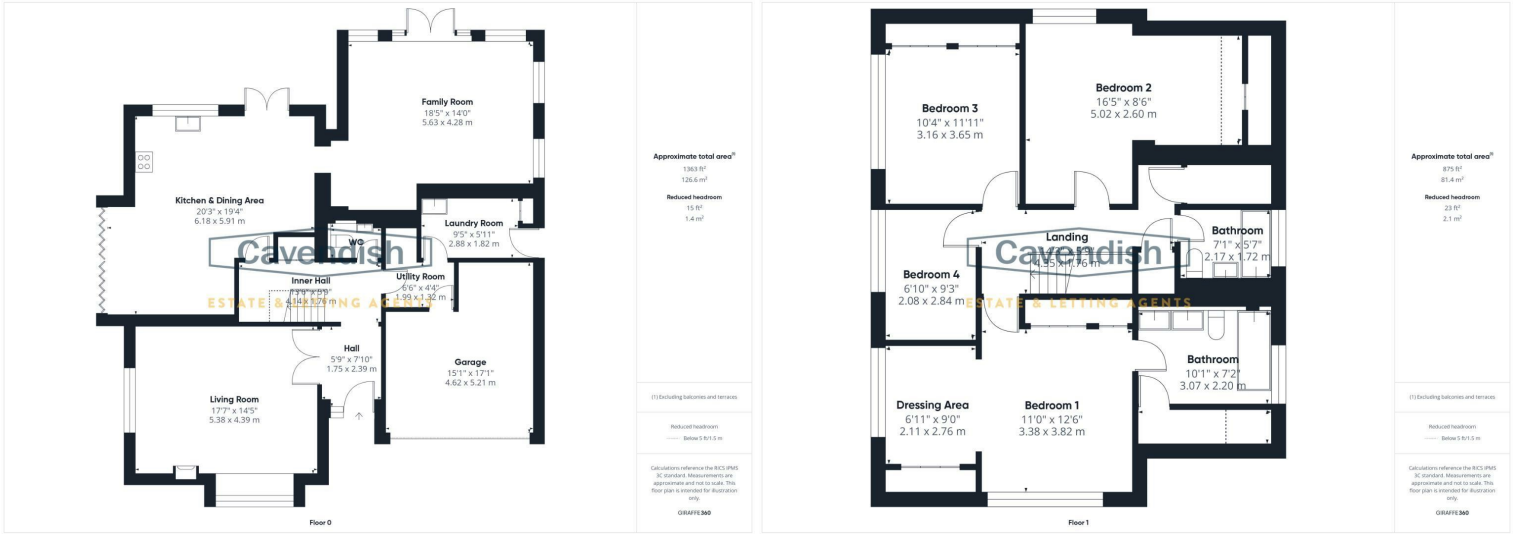
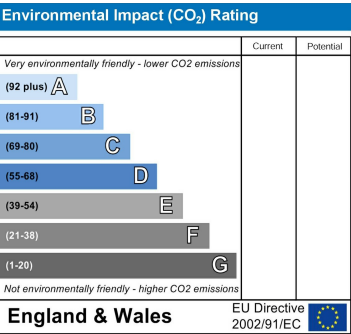
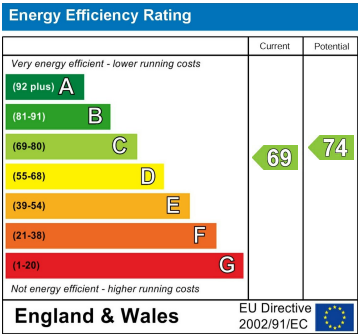




17 Berkley Drive
Belgrave Park, Chester,
CH4 7EL

Price
£895,000



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.

* LARGE CORNER PLOT * DESIRABLE BELGRAVE PARK DEVELOPMENT. Perfectly positioned within one of Chester's most prestigious developments, this modern four bedroom detached house offers exceptional living space, and a prime location just a short stroll from Handbridge, the city centre, and the tranquil Meadows. The accommodation briefly comprises: reception hall, inner hall with contemporary staircase, downstairs WC, large dual-aspect living room with log burner, impressive open-plan kitchen with bi-folding doors to outside, large family room with media wall and double opening French doors to the garden, utility room, landing, principal bedroom with dressing room and en-suite bathroom, three additional bedrooms and a family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. The property occupies a generous corner plot with a lawned garden at the front and a block paved driveway leading to a garage/workshop with electronic roller shutter door. To the rear the garden has been attractively landscaped and designed for ease of maintenance with stone paving, artificial grass, raised beds with wooden sleepers and a covered seating area. There is also a garden studio - ideal as a home office, gym or creative space - and a dedicated outdoor entertaining area with heaters and outdoor lighting. 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.

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.

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

Recessed open porch with two downlights. Composite double glazed entrance door with double glazed side panel to the entrance hall.

ENTRANCE HALL

2.16m x 1.75m (7'1" x 5'9")



Coved ceiling, two recessed LED ceiling spotlights with dimmer switch controls, and oak wood strip flooring. Opening to inner hallway, and double opening part-glazed doors to the living room.

LIVING ROOM

5.38m x 4.37m (17'8" x 14'4")



UPVC double glazed window overlooking the front with deep display windowsill, UPVC double glazed window to side, coved ceiling, recessed LED ceiling spotlights, two double radiators with thermostats, and recessed fireplace with slate hearth and wooden fireplace surround housing a cast-iron log burner.



INNER HALLWAY

4.14m x 1.75m (13'7" x 5'9")



Coved ceiling with recessed LED ceiling spotlights, oak wood strip flooring, built-in double storage cupboard with hanging for cloaks and shelving, and staircase to the first floor with oak handrail and contemporary glass panels. Doors to the downstairs WC, and dining kitchen.

KITCHEN/DINING AREA

5.87m max x 5.36m max (19'3" max x 17'7" max)

Impressive open-plan kitchen and dining area.



OUTSIDE SIDE



To the side there is a further area of artificial grass and log store.



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 turn right, which is a continuation of Berkley Drive, and continue along the road for some distance. The property will then be found towards the top of the road on the left hand side at the corner with The Waltons.

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

* Services - we understand that mains gas, electricity, water and drainage are connected.

* The property is on a water meter.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*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 - REFERRALS

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.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW

OUTSIDE REAR



To the rear the garden has been designed for ease of maintenance with artificial grass, a stone flagged terrace and raised border with wooden sleepers well stocked with a variety of specimen shrubs, trees and a water feature. The garden enjoys a good degree of privacy and is enclosed by wooden panelled fencing. Contemporary outside lighting and water tap. There is also a covered seating area and garden studio with outdoor entertaining area.



GARDEN STUDIO
3.45m x 2.79m (11'4" x 9'2")



With vinyl wood effect flooring, strip lighting, power and double opening double glazed doors.

OUTDOOR ENTERTAINING AREA



Outdoor covered seating area with electric heaters, outside lighting and power point

KITCHEN



Fitted with a comprehensive range of cream fronted Shaker style base and wall level units incorporating drawers, cupboards and a pull-out larder unit with laminated granite effect worktops. Inset one and half bowl ceramic sink unit and drainer with chrome mixer tap. Free-standing Rangemaster range style cooker with five-ring gas hob, chimney style extractor above, and built-in double oven and grill. Matching island with laminated granite effect worktop incorporating a breakfast bar with storage cupboards, drawers and wine cooler. Integrated Neff microwave and space for American style fridge/freezer. LED kickboard lighting, coved ceiling with recessed LED ceiling spotlights, oak wood strip flooring, concealed under-cupboard lighting, UPVC double glazed window, and UPVC double glazed double opening French doors to the rear garden. Open-plan to the dining area and opening to the family room.

DINING AREA



Double glazed bi-folding doors to outside, contemporary tall tubular radiator, coved ceiling, recessed LED ceiling spotlights, provision for wall mounted flat screen television, and oak wood strip flooring.

FAMILY ROOM
6.10m max x 5.03m narrowing to 4.24m (20' max x 16'6" narrowing to 13'11")



UPVC double glazed French doors with double glazed side windows to the rear garden, two UPVC double glazed windows overlooking the rear, two UPVC double glazed windows to the side, double radiator with thermostat, electric radiator, coved ceiling, recessed LED ceiling spotlights, and media wall with provision for flat screen television, sound bar and two display niches with spotlighting.

DOWNSTAIRS WC
1.70m x 0.97m (5'7" x 3'2")



White suite with chrome style fittings comprising: low level dual-flush WC; and wash hand basin with mixer tap and storage cupboard beneath. Single radiator with thermostat, tiled floor, display shelf, coved ceiling, and two recessed LED ceiling spotlights.

UTILITY
2.01m max x 1.30m extending to 2.41m (6'7" max x 4'3" extending to 7'11")
Two recessed LED ceiling spotlights, tiled floor, and recess and space for fridge/freezer. Doors to the garage and laundry room.

LAUNDRY ROOM
3.20m x 1.83m (10'6" x 6')
Fitted base unit with laminated granite effect worktop and inset single bowl stainless steel sink unit with mixer tap. Matching wall cupboards, wall tiling to work surface areas, decorative tiled floor, recessed LED ceiling spotlights with dimmer switch controls, plumbing and space for washing machine, cupboard housing an Ideal condensing central heating boiler, and UPVC double glazed door to outside.

LANDING
3.38m x 1.75m (11'1" x 5'9")



Oak newel post and oak handrail with contemporary glass panels, ceiling light point, coved ceiling, built-in linen cupboard with shelving, built-in airing cupboard housing the pressurised hot water cylinder, and access to boarded loft space with retractable wooden ladder and light. Oak panelled doors to the principal bedroom, bedroom two, bedroom three, bedroom four and the family bathroom.

PRINCIPAL BEDROOM
4.42m max x 3.38m (14'6" max x 11'1")



UPVC double glazed window overlooking the front, coved ceiling, telephone point, ceiling light point with dimmer switch control, single radiator with thermostat, and built-in double wardrobe and single wardrobe with hanging space and shelving. Opening to the dressing area, and oak panelled door to the en-suite bathroom.

DRESSING AREA
2.69m to front of wardrobe x 2.06m (8'10" to front of wardrobe x 6'9")



UPVC double glazed window to side, coved ceiling, ceiling light point with dimmer switch control, single radiator with thermostat, and built-in double wardrobe with hanging space and shelving.

EN-SUITE BATHROOM
3.05m x 2.16m (10' x 7'1")



Well appointed suite in white with chrome style fittings comprising: shower bath with tiled side panel, mixer tap and wall mounted mixer shower over with curved glazed shower screen; low level dual-flush WC with concealed cistern; and twin wash hand basin unit with mixer taps and three storage cupboards beneath. Mirror fronted medicine cabinet with two downlights, recessed LED ceiling spotlights, travertine tiled walls with display shelf, travertine tiled floor with electric underfloor heating, chrome ladder style towel radiator, and UPVC double glazed window with obscured glass. Door to walk-in storage cupboard.

WALK-IN STORAGE CUPBOARD
2.97m x 0.89m (9'9" x 2'11")
With light point and double radiator.

BEDROOM TWO
4.95m max x 4.19m max (16'3" max x 13'9" max)



UPVC double glazed window overlooking the rear garden, part pitched ceiling with two double glazed roof lights and fitted blinds, double radiator with thermostat, coved ceiling with ceiling light point, and access to eaves storage area.

BEDROOM THREE
3.53m to front of wardrobe x 3.07m (11'7" to front of wardrobe x 10'1")



UPVC double glazed window to side, coved ceiling, ceiling light point with dimmer switch controls, single radiator with thermostat, and two built-in double wardrobes having hanging space and shelving.

BEDROOM FOUR
2.84m x 2.03m (9'4" x 6'8")



UPVC double glazed window to side, coved ceiling, ceiling light point with dimmer switch control, and single radiator with thermostat. This bedroom is currently being utilised as a home office.

FAMILY BATHROOM
2.13m x 1.68m (7' x 5'6")



Modern white suite with chrome style fittings comprising: bath with tiled side panel, mixer tap and Mira Azora electric shower over and glazed shower screen; wall mounted wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, tiled floor, chrome ladder style towel radiator, mirror fronted medicine cabinet, recessed LED ceiling spotlights, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is a lawned garden with shrubbery, boundary hedge and wooden fence. A block paved driveway leads to the garage. A wooden gate at the side provides access to the rear garden.



GARAGE WORKSHOP
5.08m max x 4.39m max (16'8" max x 14'5" max)

With a remote controlled electronic roller shutter door, strip lighting, power and door to the utility.