



Cavendish

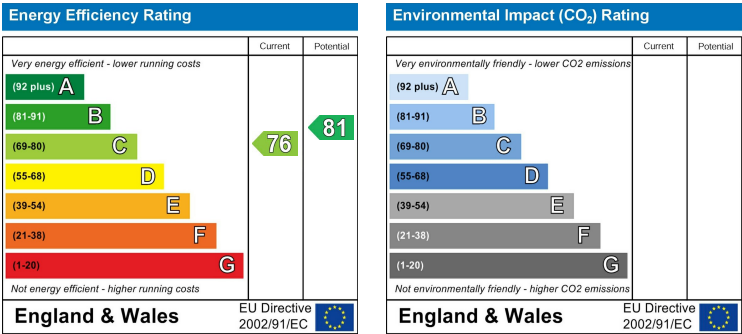
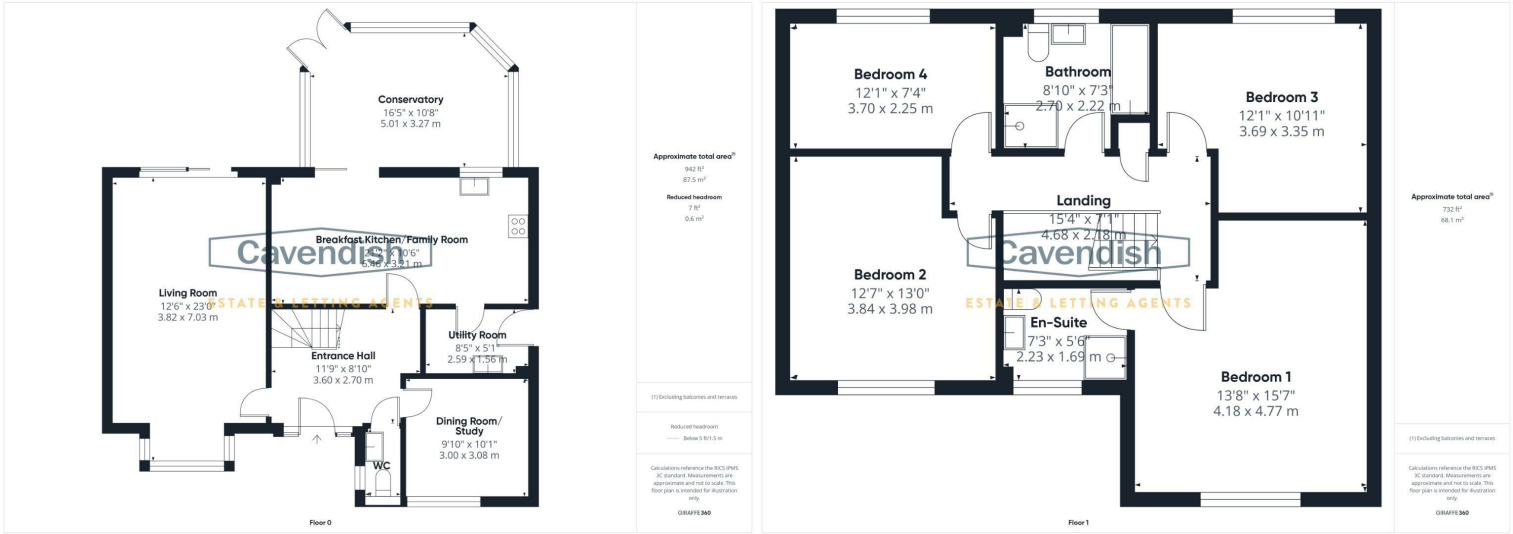
ESTATE AGENTS

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7 Laws Gardens

Great Boughton, Chester
CH3 5XP

Price
£675,000

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.

* ATTRACTIVELY DESIGNED HOME OVERLOOKING WOODED GREEN * SLEEK MODERN INTERIOR. A beautifully presented four bedroom detached house forming part of a small development off Vaughans Lane in the sought after suburb of Great Boughton. The area is well served by a wide range of local amenities and there are both primary and secondary schools within walking distance. The property has been improved to exacting standards and briefly comprises: open porch, entrance hallway with Karndean wood effect flooring, downstairs WC, large dual-aspect living room with bay window and sliding patio doors with a remote controlled blind, separate dining room/study, open-plan breakfast kitchen/family room, utility room, double glazed conservatory with glazed roof and French doors to outside, landing, principal bedroom with fitted bedroom furniture and a well appointed en-suite shower room, three further bedrooms (two with bedroom furniture), and a well appointed family bathroom with bath and separate shower cubicle. The property benefits from UPVC double glazing and has gas fired central heating with a Worcester combination boiler. The property occupies a larger than average plot with a lawned garden at the front, driveway parking, double garage and wooded green. To the rear the garden has been attractively landscaped and designed for ease of maintenance with a shaped lawn, Indian stone flagged patio, specimen shrubs and trees being enclosed by wooden fencing. The garden enjoys a southerly aspect. If you are looking for a modern home in a convenient location, close to local amenities and within easy reach of the city centre, then we would strongly urge you to view.

LOCATION



The property is conveniently situated close to Boughton which provides three parades with a wide range of shops for every day needs including a post office, two butchers, a Co-op food store, newsagents, coffee and sandwich bar and a number of takeaway outlets. Recent additions of Waitrose and Aldi are within easy walking distance and there is a Sainsburys superstore nearby. 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, local cycle routes and a frequent bus service into the City centre. The Caldý Valley Nature Reserve, Boughton Hall Cricket Ground, Sandy Lane Park and the River Dee are also a short walk away. Easy access is available to Chester Railway Station, the motorway network and A55 North Wales Expressway.

THE ACCOMMODATION COMPRISES:

PORCH



Open porch with brick pier and wooden pillar, outside lantern style light, and quarry tile floor. Composite double glazed entrance door with double glazed side panels to the entrance hall.

ENTRANCE HALL

3.58m x 2.92m (11'9" x 9'7")



Ceiling light point, smoke alarm, Karndean flooring, contemporary radiator, thermostatic heating controls, burglar alarm control pad, and turned spindled staircase to the first floor. Oak panelled doors to the living room, study/dining room, breakfast kitchen/family room and downstairs WC.

DOWNSTAIRS WC

1.98m x 0.86m (6'6" x 2'10")



Well appointed and recently refitted suite in white with chrome style fittings comprising: wall hung WC with concealed dual-flush cistern; and sink unit with mixer tap and storage cupboard beneath. Contemporary radiator, tiled display shelf, ceiling light point, tiled floor, and UPVC double glazed window with obscured glass.

DOUBLE GARAGE

5.38m x 5.26m (17'8" x 17'3")

Brick-built double garage with twin up and over garage doors, useful roof storage area, fluorescent strip lighting, and power.

OUTSIDE REAR



To the rear the gardens have been attractively landscaped with a shaped lawn, Indian stone flagged patio area and pathways, and well stocked borders with specimen shrubs and trees being enclosed by wooden panel fencing. The garden enjoys a southerly aspect. There is also a further garden area at the side with space for greenhouse and garden shed.



DIRECTIONS

Proceed out of the City through Boughton and at Bill Smith's Motorcycle Showroom turn right and immediately left onto Christleton Road. Continue past the parade of shops and turn right at the Peacock Public House into Heath Lane. Follow Heath Lane past the crossroads with Becketts Lane and around the bend in the road. Then take the turning right into Vaughans Lane. Then take the turning left into Laws Gardens, and the property will then be found set back from the wooded green on the right hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band F - Cheshire West and Chester.

AGENT'S NOTES

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

* The property is on a water meter.

* The en-suite shower room was installed in 2024 and the family bathroom was installed in 2025.

*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

BEDROOM FOUR
3.68m x 2.24m (12'1" x 7'4")



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

FAMILY BATHROOM
2.69m x 2.18m (8'10" x 7'2")



Luxuriously appointed suite in white with black fittings comprising: double ended bath with tiled side panel and central mixer tap; tiled shower enclosure with thermostatic mixer shower, extendable shower attachment, canopy style rain shower head, glazed shower screens and glazed door; low level dual-flush WC with concealed cistern; and fitted worktop with wash hand basin, mixer tap and storage cupboards beneath. Attractive wall tiling, illuminated wall mirror, recessed LED ceiling spotlights, extractor, UPVC double glazed window with obscured glass, tiled floor, and contemporary tall radiator with thermostat.

OUTSIDE FRONT



The property occupies a large plot. To the front there are two lawn areas with specimen shrubs and trees and a block paved pathway leading to the entrance porch. A double width tarmac driveway, which provides parking for several vehicles, leads to a detached double garage. There is also an additional small green at the front with mature trees and yew hedge which provides a delightful wooded outlook. A gated pathway to the right hand side of the property provides access to the rear garden. External gas and electric meter cupboards, and outside water tap to side.



STUDY/DINING ROOM
3.10m x 3.02m (10'2" x 9'11")



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

LIVING ROOM
6.25m plus bay x 3.76m (20'6" plus bay x 12'4")



Large dual-aspect living room with UPVC double glazed bay window and shutters overlooking the front, UPVC double glazed sliding patio doors with remote controlled electronic blind to the rear, two contemporary radiators, coved ceiling, two ceiling light points, provision for wall mounted flat screen television, and engineered oak herringbone flooring.

BREAKFAST KITCHEN/FAMILY ROOM
6.35m x 3.18m (20'10" x 10'5")



BREAKFAST KITCHEN



Fitted with a comprehensive range of base and wall level units incorporating drawers and cupboards with chrome handles and Corian style worktops incorporating a breakfast bar area with matching upstands, and an inset one and half bowl sink unit with mixer tap and drainer grooved into the worktop. Fitted four-ring touch control ceramic hob with splashback, chimney style extractor above and built-in electric double oven and grill. Integrated dishwasher and fridge/freezer, under-cupboard spotlighting, LED kickboard lighting, recessed ceiling spotlights, UPVC double glazed internal window to the conservatory, contemporary double radiator, and tiled floor. Open-plan to the family area and oak panelled door to the utility room.

FAMILY AREA



Coved ceiling with recessed ceiling spotlights, tiled floor, contemporary tall double radiator, and UPVC double glazed sliding patio doors to the conservatory.

CONSERVATORY

4.95m x 3.25m (16'3" x 10'8")



Large UPVC double glazed conservatory set on a brick-built base with a pitched double glazed roof, tiled floor, three double power points, and double opening French doors to the rear garden.

UTILITY ROOM

2.57m x 1.55m (8'5" x 5'1")



Fitted with a matching range of base and wall level units with worktop and inset single bowl stainless steel sink unit and drainer with mixer tap. Integrated microwave oven, plumbing and space for washing machine, space for tumble dryer, wall cupboard housing a Worcester Greenstar 30SI Combi gas fired central heating boiler, electrical consumer board, double radiator, tiled floor, ceiling light point, and UPVC double glazed door to outside.

LANDING

4.67m max x 2.18m (15'4" max x 7'2")

With spindled balustrade, ceiling light point, smoke alarm, built-in linen cupboard with radiator and access to part boarded loft space with retractable aluminium ladder and light point. Doors to the principal bedroom, bedroom two, bedroom three, bedroom four and family bathroom.

PRINCIPAL BEDROOM

4.67m max x 4.04m (15'4" max x 13'3")



Fitted with a comprehensive range of bedroom furniture incorporating two double wardrobes, two bedside units with over-bed storage cupboards, two dressing tables with mirrors, and two glazed cabinets with display lighting. UPVC double glazed window overlooking the front, ceiling light point, and contemporary radiator. Oak panelled door to the en-suite shower room.



EN-SUITE SHOWER ROOM

2.21m x 1.68m (7'3" x 5'6")



Luxuriously appointed en-suite in white with black fittings comprising: walk-in tiled shower enclosure with thermostatic mixer shower, extendable shower attachment, canopy style rain shower head and glazed shower screen; low level dual-flush WC with concealed cistern; and fitted worktop with wash hand basin, mixer tap and two storage cupboards beneath. Contemporary wall tiling, illuminated wall mirror, tiled floor, tall radiator, recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

BEDROOM TWO

3.96m x 3.84m (13' x 12'7")



Fitted with a comprehensive range of bedroom furniture incorporating two double wardrobes and a single wardrobe, a headboard with storage cupboards above, and corner desk unit with drawer unit and wall cupboards over. UPVC double glazed window overlooking the front, single radiator, and ceiling light point.

BEDROOM THREE

3.71m max x 3.33m (12'2" max x 10'11")



Fitted with a modern range of bedroom furniture incorporating two double wardrobes, a headboard with drawer unit and wall cupboard above, and a corner desk unit with drawers and display shelving, and wall storage cupboards over. UPVC double glazed window overlooking the rear garden, recessed LED ceiling spotlights, and single radiator.