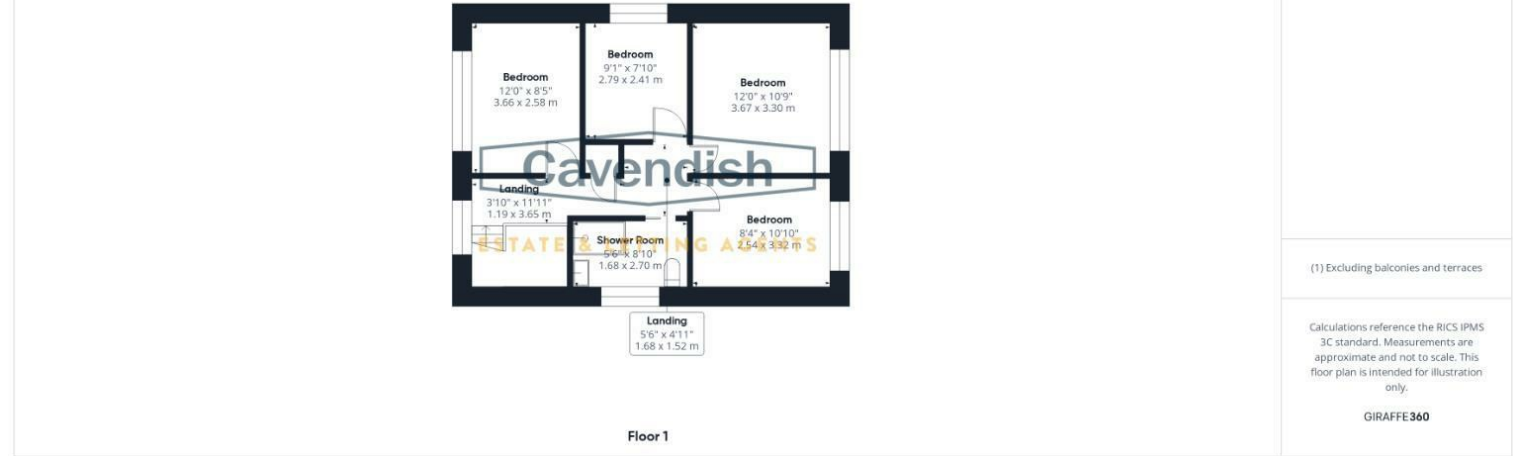


11 Cotebrook Drive, Upton, Chester, CH2 1RA







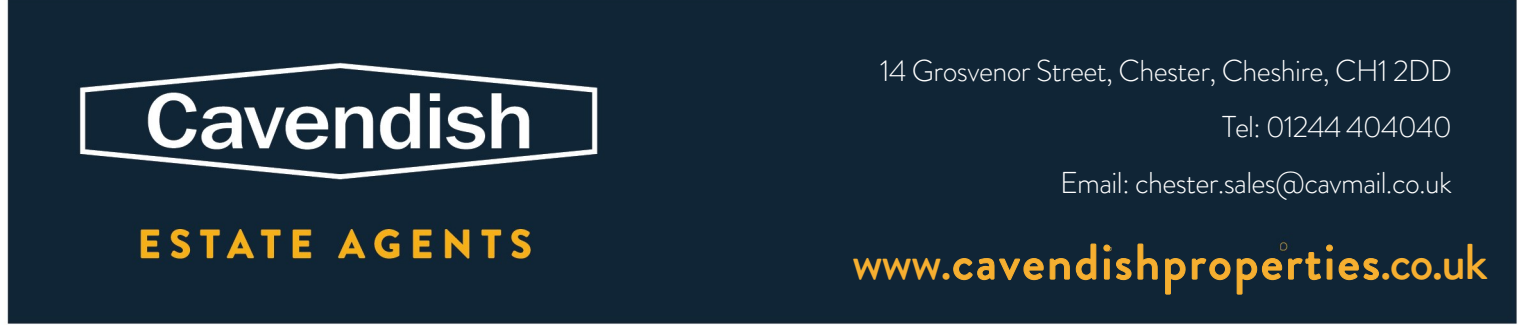
Energy Efficiency Rating

Environmental Impact (CO<sub>2</sub>) Rating



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		66	74
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			

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



Upton, Chester,  
CH2 1RA

**Asking Price**  
**£450,000**

Located in a quiet and sought-after residential area of Upton, Chester, Cotebrook Drive is a beautifully maintained four-bedroom detached home offering versatile family living. The property features a spacious open-plan lounge and dining area with a striking traditional fireplace, creating a warm and welcoming atmosphere. A generous kitchen/breakfast room provides ample space for dining and everyday living, with the added benefit of a walk-in pantry cupboard. There is also a convenient downstairs WC. Upstairs, the property offers four well-proportioned bedrooms and a family bathroom. The private, landscaped rear garden is ideal for relaxing or entertaining, offering a peaceful outdoor retreat. A garage with electric up-and-over door provides secure parking and storage. The property has been lovingly cared for over the years, making it move-in ready while still offering scope for cosmetic updates. Subject to the necessary planning permissions, there is excellent potential to extend and add further value. Ideally situated close to local amenities, excellent schools, and transport links, this is a fantastic opportunity for families and buyers seeking long-term potential.

**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.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)





## LOCATION

Upton is a highly desirable suburb of Chester, known for its family-friendly atmosphere and excellent local amenities. The area offers a range of well-regarded primary and secondary schools, making it ideal for families. There are convenient transport links, including easy access to the A41, M53, and Chester city centre. Upton also benefits from local shops, cafes, and the nearby Countess of Chester Country Park for outdoor leisure. Chester Zoo and several supermarkets are just a short drive away. With its blend of convenience, community feel, and green spaces, Upton remains one of Chester's most popular residential locations.

## Hallway

1.63 x 1.52 m (5'4" x 5'0")



A welcoming entrance area with neutral decor and carpeted flooring, leading to the kitchen and living spaces, with stairs to the first floor.

## Living Room

3.59 x 5.02 m (11'9" x 16'5")



This inviting living room features a large window that fills the space with natural light and offers lovely views of the garden. The room is carpeted, with neutral walls and a traditional fireplace as a focal point, creating a warm and comfortable atmosphere. It connects directly to the dining room, providing a flexible and sociable living space.

## Dining Room

3.57 x 3.32 m (11'8" x 10'10")



A charming dining room with a large window overlooking the garden, allowing plenty of natural light to brighten the space. The room is carpeted and decorated in neutral tones, offering ample space for dining furniture and additional storage. It is conveniently located adjacent to the kitchen and living room for ease of entertaining and family meals.

## Kitchen

2.56 x 5.01 m (8'4" x 16'5")



A practical kitchen space fitted with white cabinetry and wood-effect work surfaces. The kitchen includes essential appliances and has a window overlooking the garden, providing a pleasant view while cooking. There is also a breakfast area, making it a functional and bright cooking space.

## Walk-in Pantry

2.53 x 0.89 m (8'3" x 2'11")

This Walk-in Pantry provides useful extra space for storage and power for appliances.

## WC

1.63 x 0.92 m (5'4" x 3'0")

A tiled cloakroom with a toilet and hand basin, finished in neutral tones. The space is compact and functional, positioned conveniently on the ground floor.

## Bedroom 1

3.67 x 3.30 m (12' x 10'10" m)



A generous bedroom with a large window framing garden views, carpeted flooring, and neutral decor. The room includes

built-in wardrobes, providing practical storage while maintaining a calm and restful atmosphere.

## Bedroom 2

3.66 x 2.58 m (12' x 8'6" m)



A bright and airy double bedroom featuring a large window with vertical blinds. The room is carpeted and presented in soft colours, offering ample space for furniture and a restful environment.

## Bedroom 3

3.66 x 2.58 m (12' x 8'6" m)

A great sized third bedroom with a window providing natural light, carpeted flooring and neutral walls.

## Bedroom 4

2.79 x 2.41 m (9'1" x 7'10")



A bedroom/office space with a window providing natural light, carpeted flooring and neutral walls, ideal as a study or workspace.

## Bathroom

1.68 x 2.70 m (5'6" x 8'10")



A fully tiled bathroom with a window, fitted with a walk-in shower, vanity unit, and modern fixtures. The light decor and practical layout make this a comfortable and refreshing space.

## Rear Garden



A well-maintained rear garden featuring a generous lawn bordered by mature shrubs and trees, with a paved path providing easy access around the perimeter. This private outdoor space offers a peaceful setting for relaxation and gardening.

## Garage

2.65 x 4.90 m (8'8" x 16'0")

A well-proportioned garage offering secure parking and additional storage space, ideal for a vehicle or as a utility area.

## 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.

## VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

## 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.

## FLOORPLAN

Floorplan included for identification purposes only, not to scale.

## FREEHOLD

Believed to be Freehold.

## 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.

## VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.