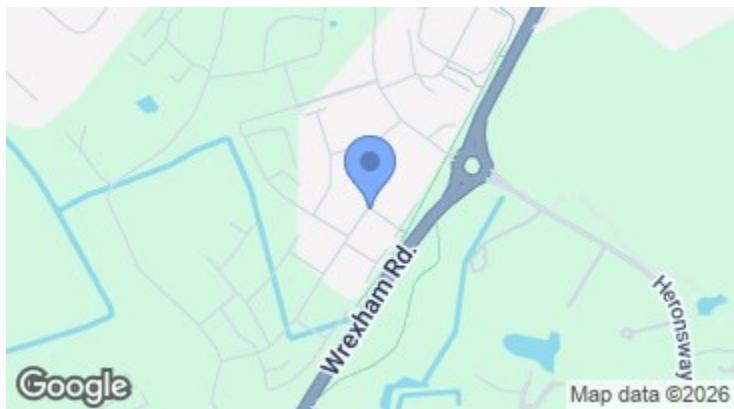
W N
S E

Approximate total area⁽¹⁾
1040 ft²
96.6 m²

(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE 360



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.

rightmove



Cavendish

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Cavendish

1 Villa Close

Chester,
CH4 7GG

Offers In Excess Of
£400,000

Situated in a sought-after residential setting, 1 Villa Close, Kings Moat, Chester is an immaculate, move-in-ready three-bedroom detached home, benefitting from the remainder of an NHBC warranty for added peace of mind.

The property offers three generous double bedrooms, including a master bedroom with en-suite shower room, alongside a stylish family bathroom. The ground floor features a welcoming lounge with a feature fireplace, a convenient downstairs WC, and a beautifully finished interior presented to an exceptional standard throughout.

At the heart of the home is an impressive open-plan kitchen diner, complete with a breakfast bar and a range of integrated appliances. There is ample space for a large dining table, complemented by a tiled floor and French doors opening onto the landscaped rear garden—ideal for both entertaining and everyday family living. Externally, the property benefits from off-road parking, a single garage, and a well-maintained garden.

Kings Moat is a popular and modern development offering easy access to Chester city centre, excellent local schools, and a variety of nearby amenities. The area is also well positioned for major road links, making it ideal for commuters while retaining a peaceful residential feel.

Location



Living Room
3.27 x 5.73 m (10'8" x 18'9")



This welcoming living room is awash with natural light from two large windows, creating a warm and inviting atmosphere. It offers ample space for comfortable seating and features a built-in bookcase and a stylish gas fire as a focal point, perfect for cosy evenings.

Kitchen/Dining Room

2.14 x 2.13 m (7'0" x 7'0")

The hallway offers a welcoming entrance to the home with a neat and simple design, leading into the main living spaces and stairs to the first floor. Natural light filters in from the adjacent rooms, creating an open feel.

Kitchen/Dining Room

3.24 x 5.75 m (10'7" x 18'10")



Bright and spacious, this kitchen and dining room features a practical layout with plenty of natural light from multiple windows and French doors that open into the garden. The kitchen is fitted with modern cabinetry in a soft sage green, complemented by wooden worktops, a built-in oven, and a gas hob. The dining area comfortably accommodates a large table and chairs, making it perfect for family meals or entertaining.

Utility Room

2.14 x 1.73 m (7'0" x 5'8")



This practical utility room has space for the required appliances alongside a sink and wooden worktop. It also has a door leading outside, making it functional for everyday chores.

WC

Landing
2.14 x 2.13 m (7'0" x 7'0")



Bright and airy, the landing provides access to all the bedrooms and bathrooms on the first floor, with a simple and clean design that allows natural light to flow through the space.

Bedroom 1

3.30 x 3.04 m (10'10" x 9'11")



A generously sized master bedroom with a bright

and calming feel, enhanced by a large window overlooking the front of the property. The room is neutrally decorated and offers ample space for a king size bed. There are bespoke, fitted wardrobe complete with both hanging and shelving.

Shower Room

2.17 x 1.98 m (7'1" x 6'6")



This third bedroom is bright and airy, accomodating a double bed if required and decorated with neutral tones with a window allowing plenty of daylight.

Bedroom 3
3.32 x 2.61 (10'10" x 8'6")



A modern shower room featuring a walk-in shower cubicle, a toilet, and a basin. The room's neutral tones and a window create a light and fresh atmosphere.

Bedroom 2

3.30 x 3.04 m (10'9" x 9'11" m)



The main bathroom is well-appointed with a combination bath and shower, a pedestal basin, and a toilet. The room is finished with light, neutral tiles and a window for natural light and ventilation.



A bright, well-proportioned bedroom featuring a large window and neutral decor. The room is well suited to a double bed with space for additional furniture such as a wardrobe, chest of drawers and a desk.



A bright garden space measuring a comfortable size, with a neat lawn bordered by raised flower beds along one side. A paved patio area provides space for outdoor seating and relaxation, enclosed by a brick wall and wooden fencing for privacy.

Garage

Single garage and two parking spaces.

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.

CHESTER

By appointment through the Agents Chester Office 01244 404040.

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

FLOORPLAN

Floorplan 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.

FREEHOLD

To be confirmed by the purchasers solicitor.

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.