



Good Choice are proud to offer for sale this beautifully presented, modern executive family home, situated in the popular Buckton Fields development in Boughton, nearby to local amenities, schools and parks.

Accommodation includes entrance hall, living room, study, utility/WC and kitchen diner. To the first floor are four bedrooms with an en-suite and family bathroom. Outside is a landscaped South Facing rear garden, front garden and driveway with garage to the side. (A/114m²/M)

Key Features:

- MODERN EXECUTIVE DETACHED
- KITCHEN DINER
- STUDY
- UTILITY / WC
- FOUR BEDROOMS
- EN-SUITE
- SOUTH FACING - LANDSCAPED REAR GARDEN
- DRIVEWAY FOR TWO CARS
- GARAGE
- NEAR TO LOCAL AMENITIES, SCHOOL & PARKS
- COUNCIL TAX BAND E



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For more property information please see the 'Property Description' page on the Rightmove advert.



Entrance Hall

Entered via a composite front door, Karndean flooring, stairs to the first floor, cupboard, radiator and doors to:

Utility / WC

2.83m x 1.4m (9'3 x 4'7)

Karndean flooring, dual flush WC, mounted hand basin, radiator, extractor, space for washing machine and dryer, worktop, wall unit and double glazed window to the side.

Study

2.83m x 1.91m (9'3 x 6'3)

Carpet, radiator, TV point and double glazed box bay window to the front.

Living Room

6.17m x 3.19m (20'3 x 10'6)

Carpet, double glazed box bay window to the front, two double glazed windows and double glazed French doors to the rear, TV point and two radiators.

Kitchen Diner

5.65m max x 4.18m max (18'6 x 13'9)

Karndean flooring, base and wall units, worktop, one and a half stainless steel sink and drainer, double electric oven, 5 ring gas hob, splash back, extractor, fitted fridge freezer and dishwasher, double glazed window to the rear, under unit lighting, two double glazed windows and double glazed French doors to the rear in the dining area, TV point and walk in cupboard.

First Floor Landing

Carpet, loft access (basic storage) and doors to:

Bathroom

2.33m x 1.69m (7'8 x 5'7)

Karndean flooring, bath with shower over, mounted wash basin, dual flush WC, radiator, shaver point, extractor and double glazed window to the rear.

Bedroom 1

4.24m max x 3.36m max (13'11 x 11')

Carpet, double glazed window to the front, fitted wardrobes, radiator, TV point and door to the en-suite.

En-Suite

2.22m max x 1.94m max (7'3 x 6'4)

Karndean flooring, tiling to water sensitive areas, shower cubicle, dual flush WC, mounted wash basin, radiator, extractor, double glazed window to the front and shaver point.

Bedroom 2

3.26m x 2.73m (10'8 x 8'11)

Carpet, double glazed window to the front, TV point and radiator.

Bedroom 3

3.16m x 2.72m (10'4 x 8'11)

Carpet, double glazed window to the rear and TV point.

Bedroom 4

3.35m x 2.36m (11' x 7'9)

Carpet, double glazed window to the front, TV point and radiator.

Rear Garden

South facing, wall/fence enclosed, mainly laid to lawn with borders/shrubs/trees and two large patio seating areas, power sockets, tap, lighting and rear access to the garage.

Front Garden

Borders with shrubs/plants, path to the front door, power socket, driveway for two vehicles leading to a garage and gated side access to the rear garden.

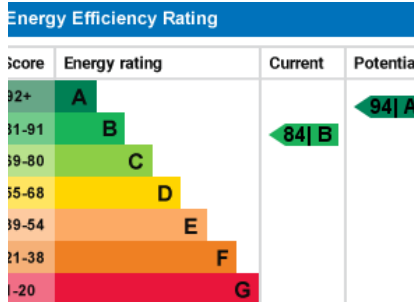
Garage

Up and over garage door, light, power and door to the rear garden.

Agent's notes

CO2 alarm fitted and all lights are LED.

Service charge will be approx £183 per annum and payable once the development is completed (estimated 2026)



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