



CARMAN FRIEND  
INDEPENDENT ESTATE AGENTS

2 Warren Lane  
Upton Grange, Chester



## 2 Warren Lane

Upton Grange, Chester, £585,000

In a market where demand is high for family homes this attractive detached four-bedroom home is a welcome addition which we are sure will set pulses racing, especially when you take a peek at the internal living space and décor, which is simply superb. The property occupies a lovely corner position, whilst benefitting from instance access onto the Country Park, with multiple walking routes and delightful views over open countryside just a short stroll from your front door. The property was completed in 2012 by Morris Homes and now forms part of a highly popular development, conveniently situated some 2 miles from Chester city centre and close to the Bache Railway Station, Morrisons Supermarket and local shops.

Extremely well presented throughout, the accommodation starts with the reception hallway, with Amtico flooring and doors leading off into the reception rooms and downstairs WC. The lounge is a lovely well-proportioned room with a large window to the front and internal doors which lead you directly into the garden room beyond. The separate study/playroom is an ideal space for those now working from home, particularly as it is away from the main living areas of the house. The contemporary breakfast kitchen enjoys a central island and comes complete with lots of integral appliances, whilst a separate utility room means that the additional white goods can be shut away. The garden room is a perfect space to sit back and relax while taking in the views of the garden beyond, and because it leads directly off the kitchen via double internal doors, when these are open it makes for a fabulous, spacious entertaining area.

To the first floor, the landing is light and airy with a window to the front elevation and doors leading into the four bedrooms, and Jack and Jill bathroom. The fabulous master bedroom is particularly eye catching, with part vaulted ceiling and en suite shower room. The three further bedrooms are serviced by the family bathroom with double shower cubicle and separate bath, which doubles up as a Jack and Jill bathroom to bedroom four.

Externally there are planted gardens to the front, whilst at the rear of the property is a driveway providing parking for two cars and a double detached garage. The large rear garden is laid with artificial lawn, and is fully enclosed with brick walling and panelled fencing. Viewing is highly recommended! \*NO ONWARD CHAIN\*



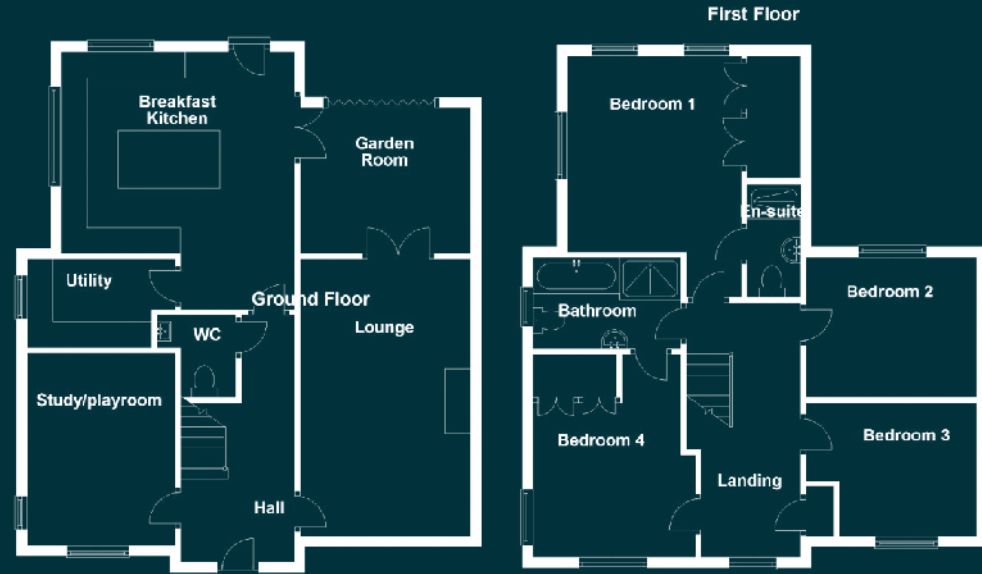
## LOCATION

Upton Grange is a modern development built by Morris Homes situated just off Liverpool Road, close to the Countess of Chester Hospital. It is highly convenient for the city centre along Liverpool Road and also to the national motorway network. There is also a regular bus network running along Liverpool Road for access to the city centre, with further day-to-day amenities available either at the Morrisons supermarket, which is a short drive away, or the nearby Bache, which also has a regular rail service to Liverpool.

## DIRECTIONS

Proceed out of Chester along the A5116 Liverpool Road continuing over the mini roundabout to the large roundabout close to Morrisons supermarket. Continue straight across this roundabout past the Countess of Chester Hospital on the left hand side. At the next set of traffic lights turn left into Upton Dene. Follow the road before taking the right into Warren Lane and the property will be seen on the right.





## MEASUREMENTS

### Ground Floor

- Hall – 7' 10" x 16' 1" (2.4m x 4.9m)
- Lounge – 12' 6" x 18' 4" (3.8m x 5.6m)
- Study/Playroom – 12' 2" x 11' 10" (3.7m x 3.6m)
- Breakfast Kitchen – 16' 1" x 18' 1" (4.9m x 5.5m)
- Garden Room – 12' 2" x 10' 2" (3.7m x 3.1m)
- Utility Room – 6' 3" x 7' 10" (1.9m x 2.4m)

### First Floor

- Landing – 7' 7" x 17' 5" (2.3m x 5.3m)
- Bedroom 1 – 16' 5" x 15' 5" (5.0m x 4.7m)
- En Suite – 3' 11" x 7' 7" (1.2m x 2.3m)
- Bedroom 2 – 12' 6" x 8' 10" (3.8m x 2.7m)
- Bedroom 3 – 12' 6" x 8' 10" (3.8m x 2.7m)
- Bedroom 4 – 10' 10" x 11' 6" (3.3m x 3.5m)
- Bathroom – 9' 10" x 6' 3" (3.0m x 1.9m)

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Floor plan is for identification purpose only. Not to scale.  
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 Plan produced using PlanUp.

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