



1 BOUGHTON HALL DRIVE

Great Boughton, Chester

Rickitt
Partnership

Family home backing onto cricket grounds

Detached family house ♦ Four double bedrooms
Three reception rooms ♦ En-suite shower and family bathroom ♦ Delightful West facing enclosed rear garden ♦ Backs onto Chester Boughton Hall Cricket Club ♦ Off road parking and single garage ♦ EPC D

Description

A delightful four double bedroomed detached family home backing onto Chester Boughton Hall Cricket Club grounds. This well presented home has three reception rooms and presented to a high standard throughout. There is a large well kept enclosed rear garden, with off road parking and an integral single garage to the front.

Entrance Hall

Open staircase to first floor. Timber flooring. Radiator. Double glazed window to side.

Cloakroom

Low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Double glazed frosted window to rear. Under stairs cupboard. Timber flooring. Radiator.

Sitting Room

Feature fireplace with inset log burner, slate hearth and beam above. Large double glazed window to front. Double glazed double doors to rear. Two radiators.

Dining Room

Double glazed double doors to rear garden. Tall radiator. Open to:

Snug

Double glazed window to front. Coved ceiling. Glass panelled bi-folding doors between snug and dining area. Radiator.





Breakfast Kitchen

Range of base units with granite work surface above and inset Belfast style double sink with mixer tap. Integrated Lamona dishwasher. Rangemaster Professional Deluxe range style cooker with five gas rings. Granite splashback with Rangemaster extractor above. Floor to near ceiling unit with space for American style fridge/freezer. Corner wall unit with display section. Central breakfast bar island with timber work surface above, units below and integrated wine cooler. Double glazed window to rear and one to side. Tall radiator.

First Floor Landing

Double glazed window to rear. Built in cupboards. Access to loft. Radiator.

Loft

Part boarded and with two Velux windows.

Bedroom One

Large double glazed window to rear. Access to loft. Radiator.

Dressing Room

Fitted wardrobes. Double glazed window to front. Radiator.

En Suite Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap. Part tiled walls. Double glazed frosted window to side. Tiled floor. Wall mounted heated towel rail.

Bedroom Two

Large double glazed window to front. Radiator.

Bedroom Three

Two double glazed windows to front. Radiator.



Bedroom Four

Double glazed window to rear. Radiator.

Family Bathroom

Bath with mixer tap, walk in shower, low level WC and hand wash basin with mixer tap. Tiled walls. Large double glazed window to rear. Tiled floor. Radiator. Wall mounted heated towel rail.

Outside

To the front of the house there is a paved area offering off road parking, leading to:

Integral Single Garage

Electrically controlled roll up door to front. Part double glazed frosted door to side. Base units with timber work surface above and sink unit with drainer and mixer tap. Space for washing machine and dryer. Wall mounted gas fired boiler. Power and light.

There is a delightful West facing, well kept large enclosed garden to the rear, which is mainly laid to lawn with well stocked borders. There are two large paved terraced areas, one with a timber frame gazebo with power points.

Property Information

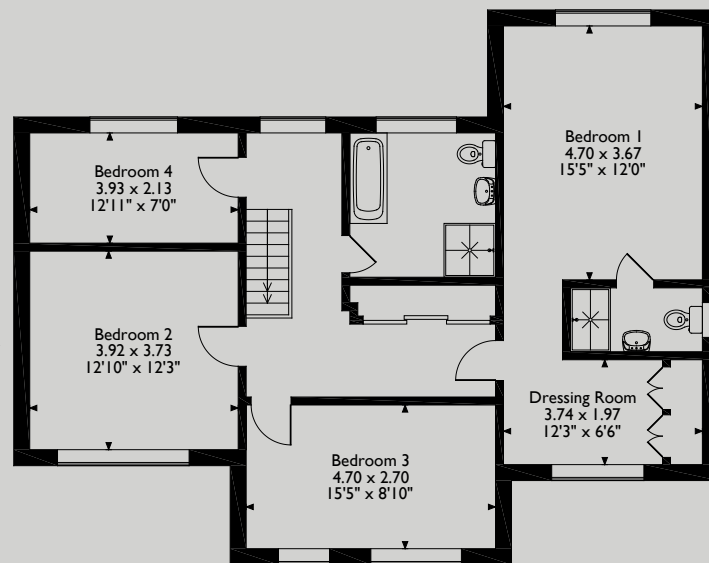
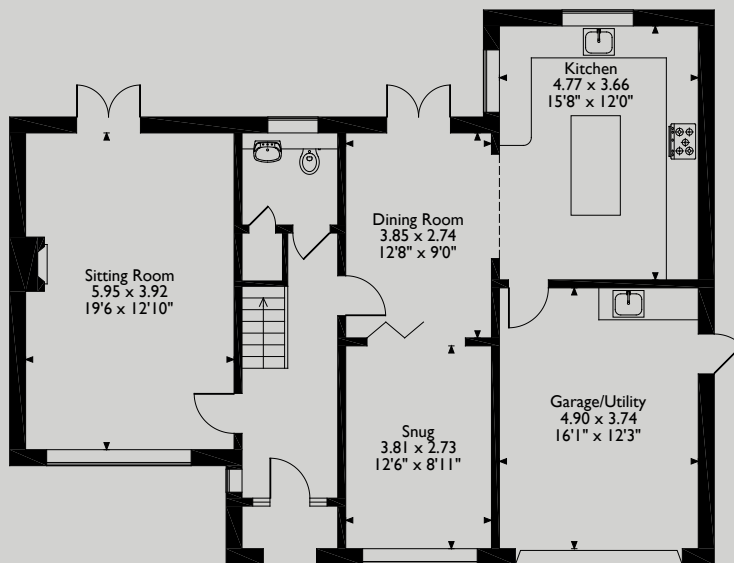
The council tax is band E. We understand the property is freehold. With mains water, electricity and mains drainage connected. Gas fired central heating and hot water.





Floorplans

Approximate Gross Internal Area
192 Sq M/2067 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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