

HUMPHREYS

ESTATE & LETTING AGENTS



12 DRAGOON DRIVE, SAIGHTON,  
CHESTER, CH3 6FZ

£335,000

4 BEDS | 2 BATHS | 2 LIVING

SALES

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Offering spacious and upgraded living accommodation throughout, we're delighted to bring to the market this four bedroomed modern terraced home which forms part of an extremely popular housing development in Saighton. Occupying an enviable set back position over a communal green space, the property offers flexible living space over three storeys and is packed full of modern efficiencies as one would expect! There is also the added benefit of a private driveway immediate by its front door with TWO parking spaces and there is a private garden to rear. Viewing is highly encouraged!

Entry into the home is via its double glazed composite entrance door into the Hallway, with a spindled staircase off and understairs cupboard which feature plumbing connections ideal for housing a washing machine. There is a high quality vinyl floor covering which extends into the downstairs cloakroom/WC as well as the Dining Kitchen, itself a room which has benefited from a upgrade since our clients ownership, with a fine array of contemporary styled units, squared edged wood effect work surfacing with inset 1+1/2 sink and drainer, some quality integrated appliances and there is space for an American style fridge/freezer also. Completing the ground floor offering is the Living Room, a well-proportioned room that spans the full width of the home and it features a set of French doors which welcomes in the rear garden to the home.



The first floor landing provides access to three bedrooms, two double rooms with the guest bedroom having the added benefit of a fitted wardrobe with sliding door access, and there is a single bedroom which is currently used as a home study. These rooms are well served by the Bathroom, with a three itemed white suite which along with the Kitchen and En-suite shower room to the Principal Bedroom on the top floor, has the benefit of upgrades to its original standard fit.

A spindled staircase leads up to the top level of the home, with the landing area featuring two built in storage cupboards, one of which houses the gas central heating boiler. The Principal Bedroom with its En-suite shower room occupies this level of the home, offering generous floor space and good headroom. The Bedroom features a range of built-in wardrobes and there is dormer window to front as well as floor space being available for further bedroom furniture. The En-suite features a three itemed suite comprising Shower tray and enclosure with an exposed value mixer shower unit over, WC and a stylish cabinet with wash basin top with mosaic tiling over.

Externally, the property benefits from a private driveway to the front which offers off-roading parking for two vehicles, and there is a paved pedestrian pathway leading to the pitched canopy porch over the entrance door into the home. To the rear, there is a good sized garden, low maintenance in nature, and it features a large patio seating area with raised borders and it is well enclosed by fencing.

#### **LOCATION**

Dragoon Drive is situated in the prestigious housing development within Saughton. It is a great situation offering the best of both worlds, being on the edge of open countryside whilst being within easy striking distance of Chester city centre and the A55 southerly bypass. There are a wide range of facilities in the nearby Huntington and Boughton including a Sainsbury's supermarket, and revered schooling for all ages.

#### **DIRECTIONS**

Proceed out of Chester along the A55 Boughton bearing right at the gyratory system and right again as though returning back towards the city. Take the first turning on the left into Sandy Lane and continue out of the city alongside the River Dee. Continue for approximately 1 1/4 miles, over the Chester by pass, turning left at the mini roundabout and then first left into the development itself. Proceed forwards and keep going along Highlander Road until it becomes Alanbrooke Road upon entrance into Regents Grange itself. Take a right hand turning onto Mercia Grove and proceed on and follow the road as it bends to the right. The entrance to Dragoon Drive is on the left. Upon entry into Dragoon Drive turn right and the property will be observed immediately on the left.

#### **ACCOMMODATION**

with approximate room sizes, briefly comprises:-



**HALLWAY**

16' 5" x 3' 3" (5m x 0.99m)

**WC**

5' 11" x 3' (1.8m x 0.91m)

**DINING KITCHEN**

15' 5" x 9' 6" (4.7m x 2.9m)

**LIVING ROOM**

16' 8" x 11' 2" (5.08m x 3.4m)

**LANDING**

10' 4" x 3' 2" (3.15m x 0.97m)

**BEDROOM TWO**

13' 3" to wardrobe x 8' 8" (4.04m to wardrobe x 2.64m)

**BEDROOM THREE**

11' x 9' 7" max (3.35m x 2.92m max)

**BEDROOM FOUR/STUDY**

9' 7" x 7' 5" (2.92m x 2.26m)

**BATHROOM**

7' 3" x 6' (2.21m x 1.83m)

**LANDING**

8' 4" x 2' 11" (2.54m x 0.89m)

**BEDROOM ONE**

12' 10" x 12' 1" excluding bay (3.91m x 3.68m excluding bay)

**EN-SUITE SHOWER ROOM**

7' 6" x 4' 11" (2.29m x 1.5m)

**EPC RATING**

B

**COUNCIL TAX**

Cheshire West and Chester Council - Band C

**TENURE**

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

**VIEWING**

By prior appointment with Humphreys of Chester on (01244) 401100.

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

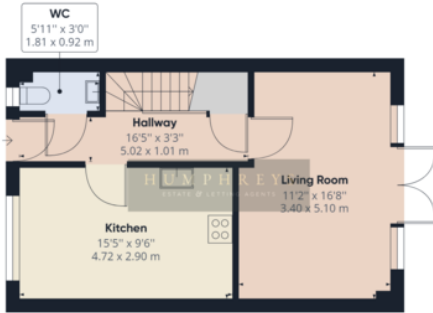
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to

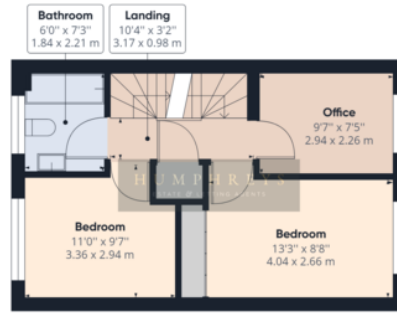


purchase.

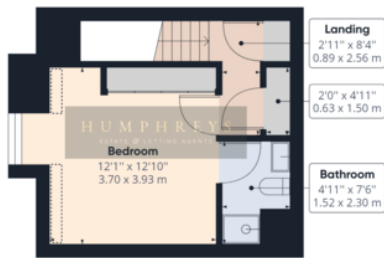




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1103.15 ft<sup>2</sup>  
102.49 m<sup>2</sup>

Reduced headroom

7.66 ft<sup>2</sup>  
0.71 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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