



3 Castle Gate, Holt, LL13 9TS

£375,000

EPC rating: C
Tenure: Freehold
Council Tax Band: F





“

An immaculately presented three-storey family home offering no onward chain situated in the desirable village of Holt. The property boasts spacious living accommodation including a modern kitchen, conservatory, home office, and four well-proportioned bedrooms arranged over three floors.

Benefits from a private garden and single garage. Ideally located for Chester and Wrexham commuting with excellent local schools nearby. No onward chain.

”



The ground floor welcomes you with a bright entrance hallway leading to a generously proportioned living room. The contemporary kitchen flows beautifully into a sunny conservatory, creating a wonderful space for both family time and entertaining. Complete with Gas Hob & Electric oven the kitchen has built-in fridge/freezer & dishwasher. The utility room also has a separate built-in freezer and plumbing for a washing machine & tumble dryer. The first floor hosts two well-proportioned bedrooms with the master bedroom enjoying 2 large windows to the south-facing garden. The 2nd bedroom has built-in floor-to-ceiling mirrored wardrobes for excellent storage space. The first floor also features a modern family bathroom, while the second floor provides two further bedrooms and an additional bathroom, offering excellent family accommodation or space for guests.



“

The property benefits from a private garden and single garage with ample storage above the garage & office space. The converted office space offers fantastic versatility for home working, a hobby room, or additional living area. The office has been connected via network cabling to the main house making this a great space for quiet remote-working uninterrupted by family life. There is also a covered gazebo with decking ideal for evening entertainment and hot tub due to the secluded area. This additional outdoor living area leads to a shed for further storage. The plot also includes secure off-road parking for up to 4 cars. The property sits in the beautiful estate of Castlegate and enjoys communal green spaces for walks and family living. The popular Bellis Brothers garden centre opposite the property provides a useful supermarket and restaurant along with strawberry picking and seasonal events.

”





“

Holt village provides an enviable lifestyle, combining rural charm with excellent connectivity. The property is well-placed for access to both Chester and Wrexham, making it ideal for commuters. Families will appreciate the proximity to well-regarded local schools, including Holt & Farndon Primary schools. The village offers a selection of local amenities and river walks, while the historic city of Chester is just a short drive away for more extensive shopping and leisure facilities.

”

Need to know

- Popular Village Location
- A Superb 4-Bed Family Home
- Conservatory Opening To Private Garden
- Covered Decking Area
- No Chain
- Garage & Parking For 4 Cars



Interested?

sales@humphreysofchester.co.uk
01244401100

humphreysofchester.co.uk

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation so 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.
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 appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



humphreysofchester.co.uk