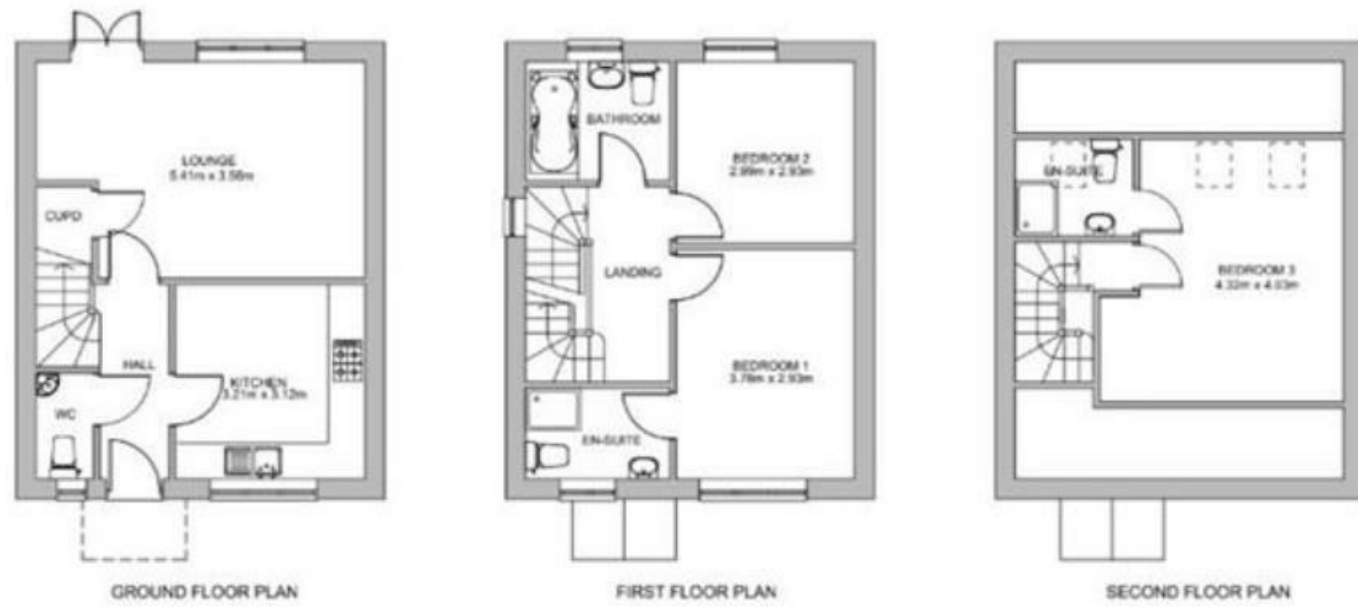




PLOTS THREE & FOUR (reversed)



Marian Drive, Chester, CH3 5RY

£350,000

3 Bedroom 1 Reception 2 Bathroom

Stunning New Build - Three Bedrooms - 2.5 Bathrooms - Corner Plot - Sought After Chester Location - No Chain!

NEW DEVELOPMENT of just 8 homes located on Marian Drive in Great Boughton - within WALKING DISTANCE OF CHESTER CITY CENTRE. Also an ideal location for COMMUTERS - the A55 & M53 are only a few minutes drive away. With great schools, a frequent bus service into the City centre and a fantastic array of LOCAL SHOPS... this location has IT ALL!

These HIGH SPECIFICATION NEW BUILD homes will be sold with the requisite new build 10 year guarantees.

The development is situated at the end of Marian Drive and is accessed via an impressive BLOCK-PAVED courtyard. The property has been built to an exacting standard with a modern, integrated DESIGNER KITCHEN, LUXURIOUS BATHROOM and EN-SUITE. There is the option for a new buyer to CHOOSE THEIR OWN KITCHEN and ground floor FLOORING (subject to timescale. see pictures for examples).

In brief the accommodation affords; entrance hall, w.c, kitchen, lounge diner. On the first floor there are two double bedrooms - including one with en-suite, and the family bathroom. On the second floor there is another bedroom and en-suite.

Front Entrance

Into;

Hall

Herringbone style engineered flooring, radiator

W.C

W.C, wash hand basin, double glazed window,

Kitchen

9'11" x 10'4" (3.03 x 3.15)

Example - Modern stylish shaker style kitchen with fitted wall and base units, worktop surfaces, inset sink, integrated oven and hob, integrated dishwasher, integrated washing machine, integrated fridge and integrated freezer, double glazed window, radiator, Herringbone style engineered flooring

Kitchen and flooring options available (subject to timescale)

Lounge Dining Room

11'6" x 13'5" (3.53 x 4.1)

Herringbone style engineered flooring, double glazed windows, double glazed doors to the garden, integral cupboard

Flooring options available (subject to timescale)

UPSTAIRS

Bedroom One

12'5" x 9'8" (3.80 x 2.95)

Double glazed window, radiator, power points

En-Suite

Fully tiled. Comprising shower, low level w.c, wash hand basin vanity, towel rail, double glazed window

Bedroom

9'7" x 9'8" (2.94 x 2.95)

Double glazed window, radiator, power points

Bathroom

Fully tiled. Comprising bath with shower above, low level w.c, wash hand basin vanity, towel rail, double glazed window

SECOND FLOOR

Bedroom

13'9" x 10'9" (4.2 x 3.3)

Double glazed window, radiator, power points, velux

En-Suite

Comprising shower, low level w.c, wash hand basin vanity, velux, towel rail

EXTERNALLY

Front Aspect - Block paved driveway. Offering parking for two vehicles. Side access to the rear garden.

Rear Aspect - Attractive private rear garden. Laid to patio and lawn.

