

BUNBURY

No.4

ST BONIFACE CLOSE



Within walking distance of a trio of pubs, a local butchers and deli, coffee shop and church, discover the beautiful no. 4, Boniface Close, in the picture postcard Cheshire village of Bunbury.

One of an exclusive collection of 15 new homes, built by renowned, award-winning developers, Duchy Homes, No. 4, St Boniface Close is the epitome of kerb appeal, built in a traditional layered brick manner, with detailed stonework and attractive windows.

Pull up on the driveway where there is parking for three cars, alongside a double garage where there is also an EVC point. Neatly landscaped lawn and feature planting lend a verdant touch to the front, with outdoor lighting casting a cosy glow when returning home on winter evenings.

A WARM WELCOME

Make your way indoors, where warmth emanates from a stylish, charcoal radiator; underfoot gleaming white marble tiles reflect the light from above in the wide entrance hallway. Ahead, catch views right through to the rear of the home, and through the bifolding doors to the open aspect garden beyond.

Built in March 2022, fresh white walls create a neutral modern feel, with silver grey carpet adding warmth in the sitting room on the left. Overlooking the front, the sunny room features shuttered windows, with spotlighting shining down from above. The ideal cosy room for weekend movie nights, enjoy the peace and quiet this room affords.

Returning to the entrance hall, sneak a peek at the contemporary downstairs cloakroom, tiled in marbled black and white and furnished with wash basin, heated towel radiator and WC.



“It’s so well insulated – it’s a very warm home.”



FEAST YOUR EYES

Directly ahead from the entrance hallway follow the flow of the white marble tiles into the open-plan kitchen-living-dining room. A superbly sized room, bifolding doors and wide windows capture the light and rural views, drawing them through for modern living that blends indoors with the outdoors.

To the left, settle down – there is plenty of room for a corner sofa, with a television point for enjoying a rainy-day movie or watching the sports. To the right, set a table before the large window and season your mealtimes with stunning views out over the courtyard garden and countryside beyond.



SOCIABLE HUB

The heart of the home, this spacious and sociable hub is perfect for all the family, zoned yet open, with room for all. Practical spaces accompany the dining and living areas, with a large central island fitted with induction hob, wine fridge, two large pan drawers and plate drawers. The contemporary kitchen also features a full height pantry cupboard with shelved, pull-out trays for all your larder essentials. With a range of appliances, the kitchen is furnished with a fridge, freezer, double oven and combi microwave grill oven and dishwasher, alongside numerous cupboards and drawers, integrated recycling bins and a Belfast sink.

Nestled off the kitchen is the utility room, plumbed for washing machine and dryer and housing the boiler. There is also a modern airer for drying clothes. From the utility room there is direct access both outside and out to the garage.





REST AND RELAX

Turning right and right again, make your way through to bedroom three, where silver grey carpet continues from the landing and views extend over the open countryside to the rear. Blinds are fitted to this wide window for your comfort.

Coming out of this bedroom, turn right into bedroom five, a comfortable single bedroom, ideal as a children's nursery and currently serving as a walk-in dressing room with freestanding storage. An example of the versatility of this home, for both families and those downsizing, there are plenty of room options whilst retaining a sense of cosiness and warmth.

To the right of this bedroom, currently furnished as a study, is bedroom four, another bright and bountiful room. Carpeted in silver-grey, with blinds fitted to the windows, this bedroom looks out over the garden and countryside.





REFRESHMENT AWAITS

Serving all three of these bedrooms is the modern family bathroom, tiled in marbled grey to the walls and marbled white to the floor. A large, centrally filling bath features a showerhead attachment, whilst there is also a separate walk-in shower, vanity unit wash basin, WC and heated towel radiator.

To the front of the first floor is the guest bedroom, spacious and serene, with shuttered windows overlooking the drive and garden to the front and with fitted wardrobes providing plenty of storage. Guests can freshen up in their own private ensuite, with shower, vanity unit wash basin and WC.



*“All the rooms
are so light.”*

Seek sanctuary in the master suite, a calm and tranquil room with an abundance of space for your king-size bed and side tables. A large, shuttered window provides views to the peaceful close to the front, where there is no through-traffic. Large, built-in wardrobes provide plenty of storage whilst a good size ensuite is fitted with shower, vanity unit wash basin, heated towel radiator and WC.

With most of the ten-year guarantee remaining on this well insulated, elegantly designed home, enjoy the added reassurance that comes with owning a new build home.





SUNNY SOUTH-FACING GARDEN

Soak up the sunshine in the secure, south-facing garden. Low maintenance, this courtyard-design garden is fully fenced, making it safe for children and pets, and planted with pretty flower beds for seasonal colour.

Views extend over open fields and trees, with ample space for seating areas and even your own hot tub should you desire. Stylishly lit to the front and rear, enjoy summer barbecues with family and friends.



Surrounded by friendly neighbours, ranging from retirees to those with young families, there is a growing sense of community in this new development, which adds to the feeling of safety and security.

Surrounded by fields crisscrossed with footpaths and walks to be discovered, pull on your walking shoes and get exploring. Roam the open fields behind No. 4, St Boniface Close or trek out towards Peckforton and Beeston, and soak up the sunset views. The Sandstone Trail is close by, with walks to be enjoyed along the canal.

With a trio of fabulous local pubs to try, within five minutes' walk of the front door, sample the food and drink at The Yew Tree, The Nag's Head and The Dysart Arms.

A thriving community village, Bunbury is alive with regularly organised events and activities, often arranged by the active local church, allowing those who wish, to immerse themselves in village life.

Peruse the many independent, local establishments, including Burrows Butchers and Deli and the nearby Hollies Farm Shop. Pick up the essentials at the local Coop, or order in a delivery from Ocado or Waitrose.

Commute into the city utilising the handy road network links or catch a mainline train from nearby Chester or Crewe.

Whether relocating from the city to remote working in a beautiful Cheshire countryside setting, starting a family, downsizing or taking early retirement, No. 4, St Boniface Close is a versatile home that works to your individual needs, with all the benefits of a new build finish.

Blend countryside with the convenience of a chic and contemporary home in a picturesque rural setting, at No. 4, St Boniface Close.

** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. **

ASK THE OWNERS

Where do you go when you need...



GROCERIES?

Co-op in Bunbury



A WALK?

Enjoy a 5k walk to Peckforton or a 4k walk to Beeston Castle and the Sandstone trail



A BITE TO EAT?

The Nags Head at Haughton, Tilly's Cafe in Bunbury or Tarporley High Street



A DAY OUT WITH THE FAMILY?

Snugbury's Ice Cream Farm, Bewilderwood, Cheshire Oaks or Chester Zoo



SCHOOL?

Bunbury Primary School, Tarporley Primary School and Tarporley High School

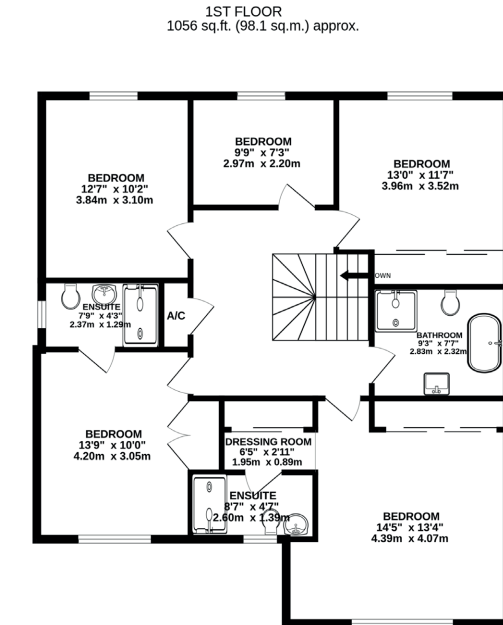
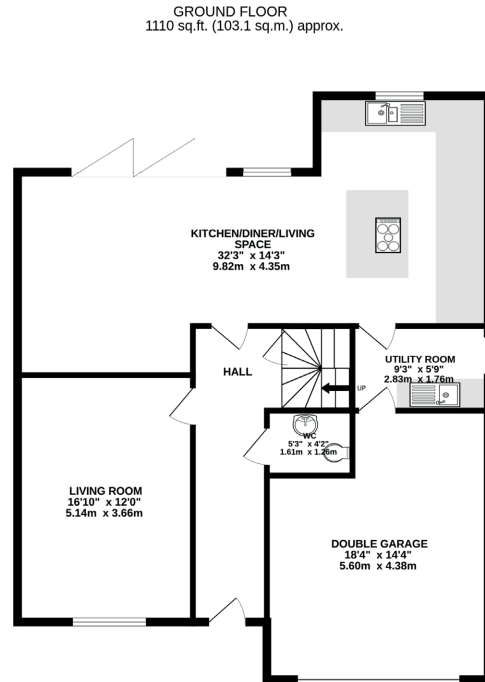


A LOCAL PUB?

The Yew Tree in Bunbury, The Nags Head at Haughton or The Dysart in Bunbury

SPECIFICATION LIST

- 5 bedroom detached
- Contemporary modern family home
- Village location
- High specification throughout
- Landscaped rear garden
- 5 minute drive to Tarporley



TOTAL FLOOR AREA: 2160 sq. ft. (200.7 sq.m.) approx.
Excluding Double Garage: 1895 sq.ft. (176.1 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission.
 This floorplan is for illustrative purposes and should be used as such for any potential purchaser.
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SEE IAN'S
VIDEO
TOUR



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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