



Nestled in the exclusive, conservation area of Curzon Park South, discover distinguished living at No. 23, Curzon Park South, a prestigious home with grandeur from its foundations to its decoratively designed gables.



**No.23 CURZON
PARK SOUTH**



Pretigious Postcode

Perfectly positioned in one of Chester's most sought-after districts, where the delights of the city centre lie just a pleasant stroll away over the Dingle footbridge, with award-winning independent schools in close proximity, Curzon Park South retains its highly rated residential status.

Pull off the premier, tree-lined street and through the electric gated entrance onto the driveway, where there is plenty of parking available. Pedestrian access is also available via a side gate. With a mature, lawned garden to the front, there is a buffer of privacy between the road and the home, making your way indoors through the front door.

In the entrance hall, the traditional solid walls of No. 23 offer a robust embrace from the wider world. Light, bright and spacious, oak flooring underfoot is countered by soft, neutral décor to the walls. Storage can be found beneath the stairs, continuing along to the left of the front door.

Awash with light, oak flooring continues underfoot in the spacious sitting room, where a tall bay window presents pretty views out to the magnolia tree in the enclosed front garden. A second window adds to the light flow, with an ornamental fireplace to the side. Note the original chair rail, and traditional doors.

Feast Your Eyes

Returning to the entrance hall, make your way through into the classic yet modern kitchen, where warmth exudes from the underfloor heating. Spacious and light, Shaker-style cabinetry offers ample storage, with solid wood worktops, undermounted sink, dishwasher, freestanding American style fridge-freezer and Range cooker. White metro splashback tiles are another modern touch. Pantry shelving offers additional storage, whilst another cupboard accommodates the boiler.



"It's very well laid out and functional. People are always surprised at how large it is."





Rest & Refresh

Opening up from the kitchen, a rear lobby provides access outdoors and also down to the lower ground level; a converted cellar housing a cloakroom with wash basin and WC, and utility room, with washing machine and dryer.

Returning to the ground floor, ascend the carpeted stairs from the entrance hall to the first-floor landing, turning left to reach the family bathroom.

Tiled underfoot, the bathroom is brimming in light courtesy of windows to two sides. Furnished with a bath with overhead shower, wash basin, WC and heated chrome towel radiator and fitted storage cupboard, this spacious bathroom is typical of the large-scale, storage-laden rooms afforded within No. 23, Curzon Park South.

Serene and saturated in light, sneak a peek at the principal bedroom at No. 23, Curzon Park South. Carpeted and capacious sized, this bountiful bedroom overlooks both the beautiful magnolia tree in the garden and the handsome homes of Curzon Park South.

A second spacious bedroom also overlooks the good-sized garden below. Brimming with light, and with ample room for double bed and wardrobes, this room is large enough to be divided into two, should you desire a third bedroom.

How does your garden grow?

Peaceful, private and easy to maintain, the lawned garden at No. 23, Curzon Park South is tucked behind mature hedging and features the most resplendent magnolia tree. A happy home for children, the enclosed garden is safe and secure for families and four legged friends.

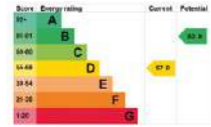


"I love the view from the bedroom window in the morning, overlooking the magnolia tree and Curzon Park South."





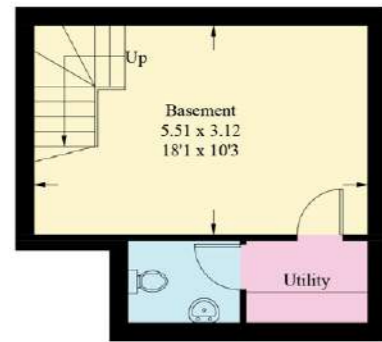
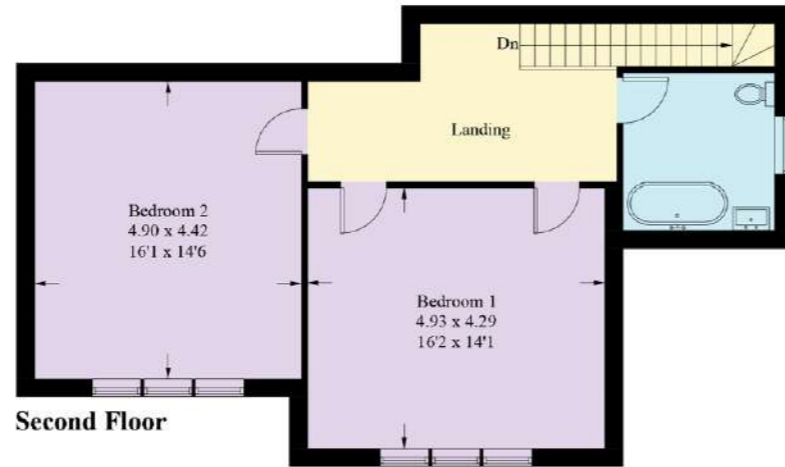
No.23 CURZON PARK SOUTH



FINER DETAILS

- Basement
- Open Plan kitchen
- Private Garden
- Gated Driveway
- Freehold

Approximate Gross Internal Area = 134.1 sq m / 1443 sq ft



Ground Floor

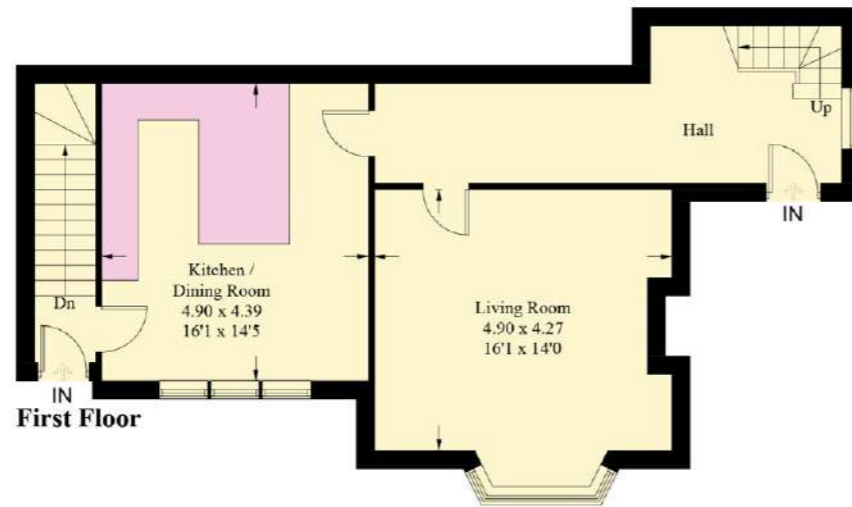


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1033947)

Out & About

On the cusp of the city, No. 23, Curzon Park South occupies a prime position in one of the most sought-after areas of Chester and is perfectly poised for jaunts into the city centre making use of the famous Dingle footbridge.

Stroll through Curzon Park South, along Curzon Park North and cross the River Dee on the railway bridge to enjoy days out at Chester's famous racecourse, The Roodee.

Families are perfectly positioned for some of the country's most celebrated schools, including independent schools Abbey Gate College, Queen's School and King's School Chester, recently named North West Independent School of the Year 2023.

Situated on the south side of town, No. 23 Curzon Park South is both close to the city centre and within easy reach of the A55 and its links east and west, to Manchester, Liverpool and North Wales. Chester also offers direct services to London Euston in around 2 hours.

Dine out in the many restaurants and cafes, take in a show at the Storyhouse, or take a swing at the picturesque Curzon Park golf course. There is something to suit all tastes close by.

Ideal for new families and those looking for a quality of life that can't be rivalled, No. 23, Curzon Park South is a warm, welcoming and characterful period home in an exclusive, peaceful neighbourhood.





No.23 CURZON
PARK SOUTH

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WHAT3WORDS: crew.hobby.ending

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