

HADLEY HOMES



17 Kings Close

. Chester. CH4 7PB

Asking price £325,000



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Upon entering the property you are greeted with a large hallway that has a turned staircase rising to the first floor and internal doors leading to the living accommodation. Cleverly concealed, you will find a WC turned away under the stairs and a desk has been fitted to create a handy office space. The lounge is flooded with natural light via the walk-in bay window to the front elevation. there is an electric fire that creates a focal point to the room and coving to the ceiling. The wall has been removed between the lounge and family room to create a large open plan space fitted with wood effect flooring that flows through the room. The rear of the property is where you will find the real show-stopper! The kitchen/dining room is fitted with a vast, modern arrangement of wall and base units complete with space for appliances including a larder-style fridge/freezer, dishwasher, and washing machine. Set into the unit there is an induction hob and oven plus a sink with a side drainer. There is a useful breakfast bar area and French doors leading to the rear garden plus the flooring is laid with porcelain tiles. If desired there is space remaining for a dining table.

The landing has internal doors leading to the four bedrooms and family bathroom. The master bedroom is fitted with a large arrangement of mirror-fronted wardrobes that provide plenty of storage and the ceiling is coved. The three further bedrooms are all a generous size and the fourth bedroom again has a large fitted cupboard. The bathroom has been fitted with a white four-piece suite to include a stand-in, corner shower cubical, and an extra large free-standing bath. The suite is perfectly complemented by tiled walls and flooring.

Moving to the exterior of the property there is off-road parking to the front for two vehicles and this leads to the single garage that is fitted with an up-and-over door. The rest of the frontage is well stocked with a beautiful selection of plants and shrubs that ensure the

front of this home is aesthetically pleasing to the eye. To the rear of the property, there is a good-sized garden that is fully enclosed with fencing. There is a raised decking that is perfect for entertaining during the summer months and a paved patio seating area to the rear. The rest of the garden is laid to lawn and there are a selection of well-established trees and shrubs. If you are looking for a family home that ticks all the boxes then this will be the property for you!

Hallway
6'2" x 12'5" (1.88 x 3.79)

Lounge
11'7" x 14'0" (3.55 x 4.29)

Family Room
9'10" x 7'10" (3.00 x 2.40)

Kitchen/Dining Room
18'1" x 13'1" (5.53 x 4.00)

WC
2'10" x 5'7" (0.87 x 1.71)

Landing
2'9" x 13'5" (0.86 x 4.11)

Bedroom
13'6" x 8'11" (4.13 x 2.72)

Bedroom
10'7" x 13'1" (3.23 x 3.99)

Bedroom
8'11" x 10'2" (2.72 x 3.12)

Bedroom
7'11" x 8'10" (2.42 x 2.71)

Bathroom
6'5" x 8'0" (1.96 x 2.46)

Garage

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. The measurements indicated are supplied for guidance only.

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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE

BUYERS. NEITHER HADLEY HOMES NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Outside



Road Map



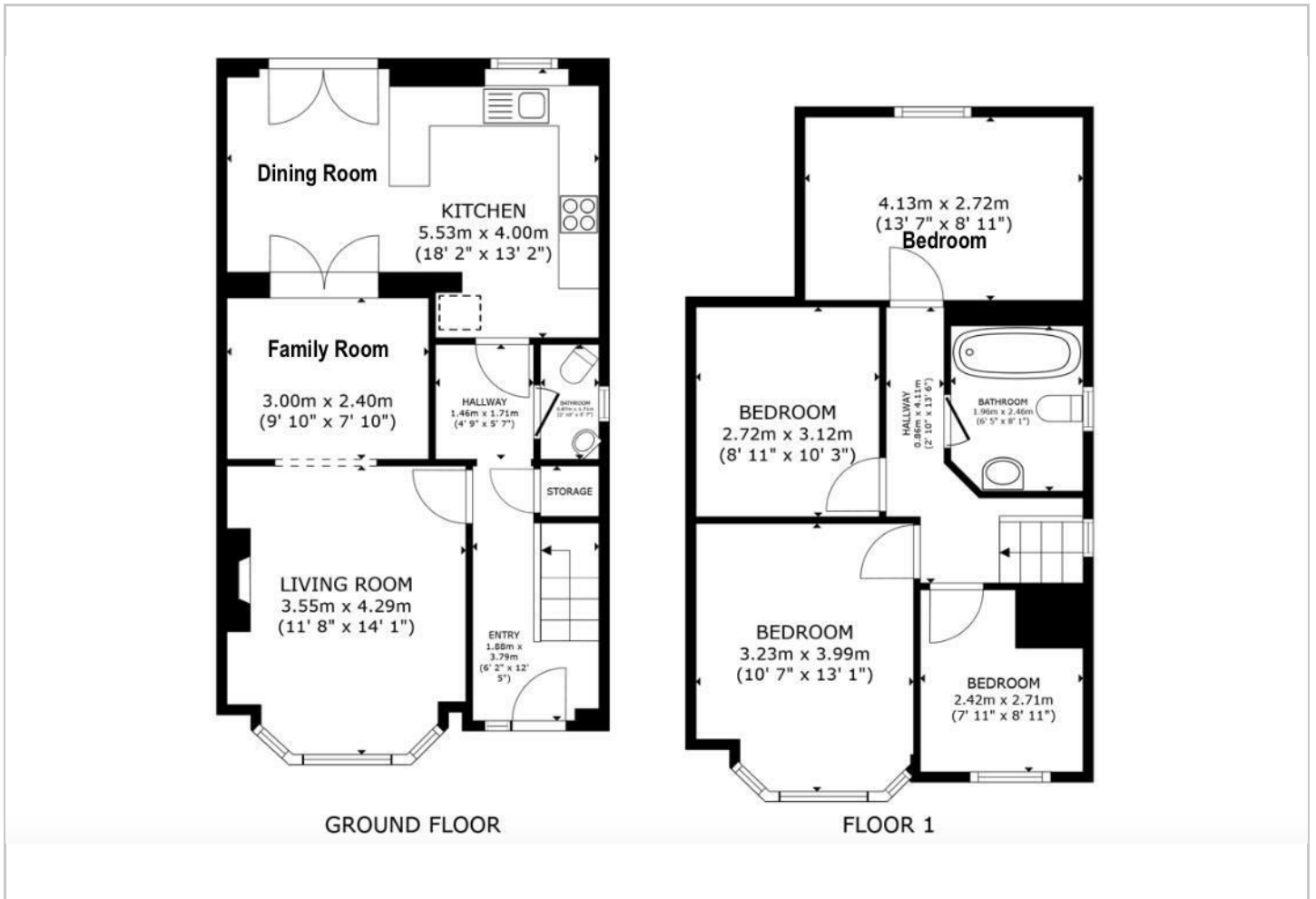
Hybrid Map



Terrain Map



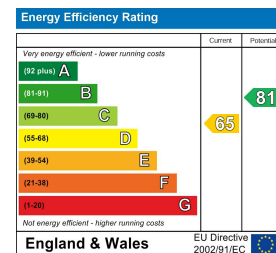
Floor Plan



Viewing

Please contact our Hadley Homes Office on 01244 445202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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