

1 DEMAGE LANE SOUTH

UPTON, CHESTER, CH2 1EQ



Set in one of Chester's most prestigious suburbs, this reimagined home features three king-size bedrooms, a spacious open-plan kitchen as its heart, and a large, private southwest-facing garden

In 2021 the property lovingly undertook a full scheme of renovation to create a home where detail has been applied from start to final fix completion. The property boasts high ceilings, space and a keen eye on design throughout.

The house begins with a spacious hallway which in turn acts as the spine of the home. Firstly, to the left hand side when you walk in is a delightful living room with double doors to the rear garden, spacious in size with a media wall and a fire place as the focal point of the room. Along the entirety of the rear aspect sits the kitchen and dining room. An adaptable room, capable of hosting the kitchen, dining room and seating area comfortably with bi-folding doors onto the evergreen mature garden. Of note is the integrated kitchen with its bespoke units and large island unit. Of no less worth is the utility room, allowing for a kitchen unimpeded by white goods.

A particular feature of this property is the three bedrooms all of which are large king size bedrooms with tall ceilings, shutters and meticulous styling. The principal bedroom has the benefit of a well-appointed en-suite shower room, two further bedrooms and a well-appointed family bathroom with four piece suite concludes the accommodation.

The plot is deceptively spacious with a large block paved driveway to the front providing ample off road parking. The rear garden is a particular feature, offering an exceptionally private south west facing sunny space, laid to lawn with mature evergreen borders and a good sized patio area. There is also a private entertaining space to the left hand side where the current vendors have a bar and seating area.

LOCATION

Nestled within the attractive suburb of Upton on the desirable road of Damage Lane South. The property is located in a popular residential setting whilst remaining conveniently close to Chester's historic city centre, just a brief drive away. Upton is renowned for its welcoming community ambiance and exceptional amenities, Upton perfectly balances the charm of suburban living with seamless access to Chester's cultural heritage and vibrant social offerings.

Families are particularly well-served in Upton, with esteemed primary and secondary educational options nearby, including the highly regarded Upton-by-Chester High School.



The area provides a good selection of local shops, including convenience stores, a post office, and a pharmacy, ensuring that everyday essentials are close to hand.

A short distance away, the neighbouring area of Hoole further enhances the locality with its range of independent shops, bars, and restaurants, offering further variety and character.

Upton also benefits from an extensive array of recreational amenities, appealing to a wide demographic. Notable facilities include Upton-by-Chester Golf Club, The Cheshire County Sports Club, and the celebrated Chester Zoo, recently awarded the title of the UK's best zoo by TripAdvisor in 2024. Those seeking outdoor pursuits will appreciate the proximity of the Countess of Chester Country Park, with its picturesque walking trails and green spaces, alongside scenic walks available along the canal towpath.

Transport links are exemplary. Bache Station, located close by, provides regular rail services to Chester and Liverpool, facilitating convenient travel for commuters. In addition, frequent bus services and excellent connections to major road networks provide straightforward access to Liverpool, Manchester, and North Wales. For long-distance travel, Chester Railway Station offers direct services to London Euston in under two hours, while both Manchester and Liverpool airports are easily accessible.

The accommodation briefly comprises:

ENTRANCE HALLWAY

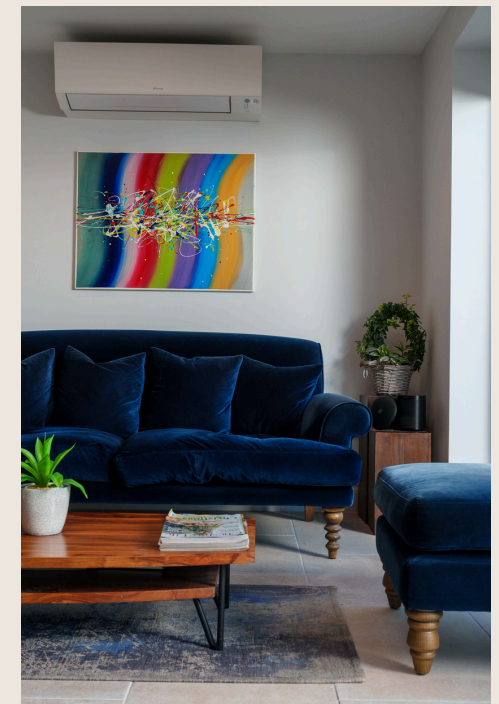
Composite door with glazed insert and silver door furniture, two partially obscured glazed side panels, recessed ceiling spotlights, radiator, smoke detector. Double doors through to the living room door. Door to principal bedroom, bedroom two, bedroom three, family bathroom, utility room and open plan living kitchen dining room.

LIVING ROOM

Two sets of UPVC double glazed windows to the front elevation with bespoke fitted shutters. radiator, wood effect flooring, bespoke feature media wall with partially tiled and partial solid wood wall with strip lighting underneath, granite fireplace surround with electric fireplace, means for wall mounted television, recess ceiling spotlights. Double opening doors onto the rear bar area and garden beyond.

OPEN PLAN LIVING KITCHEN DINING ROOM

A large open-plan room with space for dining table, sitting area and kitchen. Provisions for wall mounted television, two radiators, floor tiling throughout, bi-folding doors with fitted hidden blinds to the rear garden, roof lights, wall mounted air-conditioning unit.



KITCHEN

A bespoke high gloss kitchen fitted with a range of base level units incorporating drawers and cupboards with a quartz worksurface with matching upstand. A large contrasting island unit with matching quartz worksurface with wooden breakfast bar with the capability of seating four. Set within the island unit is an inset one and half bowl sink unit and granite routed drainer with chrome mixer tap, built in dishwasher, pull out drawers, pull out recycling bins, four ring induction hob with chrome cylinder extractor above. A large bank of units comprising full height in built fridge and separate freezer plus additional full height storage cupboards, two built in 'Neff' oven and grill.

UTILITY ROOM

A selection of high gloss wall mounted units with quartz worksurfaces, space for washing machine and dryer, wall mounted 'Ideal' boiler, wood effect flooring, recessed ceiling light point and ceiling mounted vent.

BEDROOM ONE

A large bedroom with UPVC double glazed window to the front elevation with bespoke fitted shutters, recess ceiling spotlight, radiator. Wall mounted underfloor heating control pad. Door through to the ensuite shower room.

EN-SUITE

A luxurious shower room comprising: walk-in shower with canopy showerhead and separate shower attachment, large wall mounted wash hand basin with two wood effect pull out drawers beneath, low level WC with dual flush, wall mounted illuminating Bluetooth mirror, chrome ladder style heated towel rail, UPVC double glaze window with obscured glass and bespoke fitted shutters, partially tiled walls, recess ceiling spotlight, ceiling mounted vent, floor tiling with underfloor heating.

BEDROOM TWO

This room is used as the principle bedroom by the current vendors. UPVC door onto the rear garden with built in blinds, recessing spotlights, built-in bespoke wardrobes incorporating rails and shelves with sliding doors, built-in dressing table with mirror above and radiator.

FAMILY BATHROOM

A well-appointed four piece suite in white with chrome style fittings comprising: bath with central water taps and separate shower attachment, low-level WC with dual flush, large wash hand basin with double openings storage units beneath and wall mounted Bluetooth illuminating mirror above, walk-in shower with canopy shower head and separate shower attachment, partially tiled walls, chrome ladder style heated towel rail, floor tiling with underfloor heating, UPVC double glaze windows with obscured glass and bespoke fitted shutters.



BEDROOM THREE

UPVC windows overlooking the front with bespoke fitted shutters, recess ceiling spotlights and radiator.

EXTERNALLY

The property boasts a surprisingly generous plot, featuring a wide block-paved driveway at the front that provides plenty of off-road parking. The rear garden is a standout feature, offering an incredibly private, sunny south-west-facing area with a well-maintained lawn, mature evergreen borders, and a spacious patio. On one side of the garden, feature pleached trees further enhance the sense of privacy. Additionally, to the left-hand side, there is a secluded entertainment area where the current owners have set up a bar and seating space.

WHAT3WORDS ///

Bank. Roses. Brand

FINER POINTS

- Floor plans are intended as general guidance and are not to scale

ENERGY PERFORMANCE

The property is banded a 'C'

TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Council Tax Band 'E' - Cheshire West and Chester

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.





Total area: approx. 151.8 sq. metres (1633.6 sq. feet)



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