



Holly Lodge Belle Vue Lane, Guilden Sutton Chester CH3 7EJ

welcome to

Holly Lodge Belle Vue Lane, Guilden Sutton Chester

A spectacular bespoke luxury home in a large plot with lovely views. Set in the quiet village of Guilden Sutton, this stunning four/five bedroom detached house offers a totally unique open plan living space, perfect for both entertaining and family life.



Entrance Hall

Magnificent entrance hall with huge ceramic floor tiles which continue seamlessly into the kitchen/ breakfast room, carpeted staircase rises to 1st floor landing ,hallway with wall light points and recessed spotlights - under stairs study space.

Living Room

9' 3" x 15' 7" (2.82m x 4.75m)

Living room, large and light with UPVC double glazed windows overlooking the front garden with antique style radiator under, flush fitting recessed multi fuel stove, wall light points.

Lounge/bedroom Five

11' 9" x 15' (3.58m x 4.57m)

A clever design feature permitting either a wonderful family playroom or potential ground floor suite having shower room adjacent- UPVC double glazed windows overlook the driveway and antique style radiator under, recessed ceiling spotlights.

Downstairs Toilet/shower Room

Large walk-in shower cubicle with sliding shower screen doors, wet room style, with fully tiled walls including stunning feature marble tile, fitted thermostatic shower with handheld attachment and large square showerhead over, recess ceiling spotlights and extractor, low-level dual flush WC with concealed cistern, fitted hand wash basin in vanity surround with cupboard under and mixer tap over, touch Sensitive illuminated wall mirror, vertical chromed towel radiator.

Pantry

3' 11" x 7' 7" (1.19m x 2.31m)

Utility Room

15' 7" x 9' 3" (4.75m x 2.82m)

With continuation of ceramic tiled floor, marbled working surfaces with cupboards under, inset Butler style sink with mixer tap over, matching range of wall cabinets, space and plumbing under working surface for washing machine and tumble dryer, built-in boiler cupboard with pressure tank, wall mounted gas boiler for central heating and domestic hot water, frosted UPVC double glazed door to side pathway.

Kitchen/diner/family Room

35' 7" x 19' 9" (10.85m x 6.02m)

The hallway flows into the magnificent kitchen breakfast family room in an extraordinary rear extension with roof lanterns over, part lowered ceiling with concealed up lighters, recessed downlights, under floor heating, continuation of large scale marbled floor tiles, wide range of double glazed windows with panoramic views over the garden to include a four door concertina door and further personal door to the rear terrace and garden.

Living area with "media wall" with smoke mirrored backdrops, display shelving, over lighting and Power points, and recess with huge wall mounted TV.

Kitchen area fully fitted with a matching range of contemporary style painted kitchen units both wall and base, extensive marbled working surface with inset.

Butler sink and mixer tap over with matching up stand and mirrored splashbacks, inset eyelevel twin Bosch electric oven and grill units, integral Hotpoint dishwasher, integrated tall larder fridge and matching freezer unit, huge central island of matching marble worktop extended to provide breakfast bar with cupboards under ,built-in wine fridges, multiple base units and space for wide fitted hob.

Butlers Pantry with marbled worktop and cupboards under ,continuation of ceramic tiled floor.

Landing/study

6' x 6' (1.83m x 1.83m)

Staircase rises to 1st floor landing, part galleried with study area at the front with UPVC double glazed windows with lovely rural views and radiator underneath.

Fitted wall lights and recessed spotlights.

Bedroom One

Irregular Shaped Room 15' 2" max x 8' 6" min (4.62m max x 2.59m)

Window to front with UPVC double glazed panel inserts with radiator under, recess ceiling spotlights.

En Suite

Ensuite shower room with attractive tiled floor and floor to ceiling wall tiling, walk-in shower cubicle with sliding shower screen doors Marble tiled backdrop, lit recess, Fitted thermostatic shower with handheld attachment and overhead, wide fitted hand wash basin

with mixer tap over and cupboard under, low level dual flush WC with concealed cistern, vertical wall mounted chromed radiator/ towel rail, touch sensitive wall mounted illuminated mirror.

Bedroom Two

Irregular Shaped Room 13' 6" max x 13' 1" max (4.11m max x 3.99m)

Window to rear with UPVC panelled inserts, lovely views over the rear garden, eaves storage areas, recessed ceiling spotlights ,Antique style radiator.

Bedroom Three

Irregular Shaped Room 14' 5" max x 13' 5" max (4.39m max x 4.09m)

Window to front with UPVC panelled inserts and glorious rural views, antique style fitted radiator, recessed ceiling spotlights.

Bedroom Four

Irregular Shaped Room 12' 1" max x 9' 10" min (3.68m max x 3.00m)

UPVC double glazed windows to rear overlooking the rear gardens, eaves storage space, antique style radiator, recessed ceiling spotlights.

Bathroom

A stunning masterpiece with large scale floor and ceiling tiles ,ceiling with recessed spotlights, frosted double glazed window to rear with display shelving under, large wet room style shower enclosure with thermostatic shower, fitted handheld attachment and overhead With tiled Display recess, panelled bath in tiled surround with side mounted mixer tap and thermostatically controlled handheld shower, low level WC with concealed cistern, wide fitted hand wash basin with mixer tap over and cupboard under, tiled display shelf over, vertical bronze effect towel rail/ radiator, wall mounted illuminated mirror.

Front

Wide block paved driveway and turning area is flanked by recessed up lighting, level lawn with gravelled borders with inset mature shrubs, front garden is bounded by clipped hedging, and side pathway leading to the rear garden.

Rear Garden

Rear garden is accessed through large bi-folding doors and has a full width and deep level terrace with tiles to complement the kitchen tiling to provide the effect of a seamless transition from out to in!

Steps lead down to a semi-circular pathway which encircles a level lawn and is flanked by flower and shrubbery borders and orchard area and the foot of the garden with further terrace and raised summer house with decking terrace. The rear garden is flanked by mature hedging and close board timber fence at the foot to provide a high degree of privacy and security.



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welcome to

Holly Lodge Belle Vue Lane, Guilden Sutton Chester

- Bespoke
- Newly renovated and extended with full dormer conversion
- Four/five large bedrooms
- 10 minute drive from Chester City Centre in a quiet village location
- Open-plan kitchen/diner/family room with bi-folding doors

Tenure: Freehold EPC Rating: Exempt

£950,000



Please note the marker reflects the postcode not the actual property

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