



**Rowcliffe Avenue, Chester CH4 7PW**

**welcome to**  
**Rowcliffe Avenue, Chester**

An exceptional 3 bedroom detached bungalow in a lovely mature garden and highly regarded location - off-street parking completes the package.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## The Accommodation

is approached over pathways to a central front door with frosted uPVC double glazed panel adjacent.

## Entrance Hall

With doors off to principal rooms, access to roof storage space, storage cupboard and airing cupboard with tank and shelving.

## Lounge/Dining Room

A good layout in an L-shaped room forming both lounge and dining area.

Lounge (17' 3" x 11' 10" max) (5.26 m x 3.61 m max) - with a wide uPVC double glazed window to the front elevation overlooking the front garden, a fireplace with an inset living flame coal-effect gas fire with fire surround and mantle. Door from hallway.

Dining room (open plan from lounge) (10' 4" x 9' 3" max) (3.15 m x 2.82 m max) - with double glazed window to the side elevation and sliding double glazed patio doors to the rear terrace and garden, providing a good view over the garden, vertical blinds fitted. Door to Kitchen/Breakfast Room.

## Kitchen/Breakfast Room

13' 5" x 9' 9" max ( 4.09m x 2.97m max )  
With tiled floor. An extensive range of fitted kitchen units, both wall and base. Ample working surfaces with drawers and cupboards under. Inset stainless steel sink and drainer unit with mixer tap over. Space for cooker with fan over, space and plumbing for washing machine. A uPVC double glazed window overlooking the garden, A uPVC double glazed frosted door leading out to the garden. A floor-mounted gas-fired boiler for central heating and domestic hot water. Door from hallway.

## Bedroom One

13' 10" x 9' 10" max ( 4.22m x 3.00m max )  
A uPVC double glazed window overlooking rear garden. Full range of fitted bedroom furniture, multiple wardrobe units with hanging space and shelving, over-bed storage cupboards. Further full width range of wardrobes with sliding mirror fronted doors.

## Bedroom Two

11' 11" x 8' 3" max ( 3.63m x 2.51m max )  
With a uPVC double glazed window to the front elevation. Fitted wardrobe cupboards with sliding mirror fronted doors.

## Bedroom Three

9' 5" x 8' 9" max ( 2.87m x 2.67m max )  
With a uPVC double glazed window to the front elevation with views over the front garden.

## Shower Room

With a wide shower cubicle, low level WC, pedestal wash basin, a frosted window to the rear elevation, tiled walls and floor.

## Garage

With roller shutter door to front, electric light and power, a window to the rear elevation and a door leading out to the garden.

## Outside

### Front

There is a pedestrian access and pathway leading to the front door, and a further pathway adjacent to the bungalow giving access to the rear. Further, there is a driveway with off-street parking leading to the attached garage. The front garden is beautifully landscaped, with gravelled pathways encircling a shrubbery bed, mature front hedging, clipped evergreen shrubs and mature trees.

### Rear

The rear gardens are a delight, beautifully designed and maintained. A wide flagged patio opens to level lawn with inset flowering and evergreen shrubs. There is a delightful trellis-screened arbour with shaded patio. The garden is bounded by close board fencing and hedging and is private.



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## Rowcliffe Avenue, Chester

- A 3-Bedroom Detached Bungalow
- L-Shaped Lounge/Dining Room
- Large Kitchen
- Garage
- Lovely Gardens
- Excellent Location

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

# £400,000



Please note the marker reflects the postcode not the actual property

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