

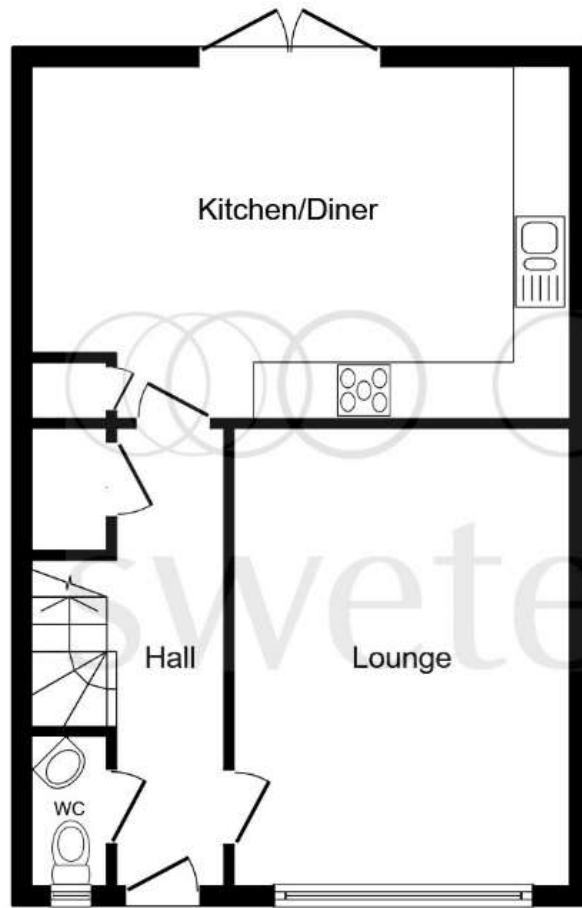


Cavalry Close, Saughton, Chester CH3 6GN

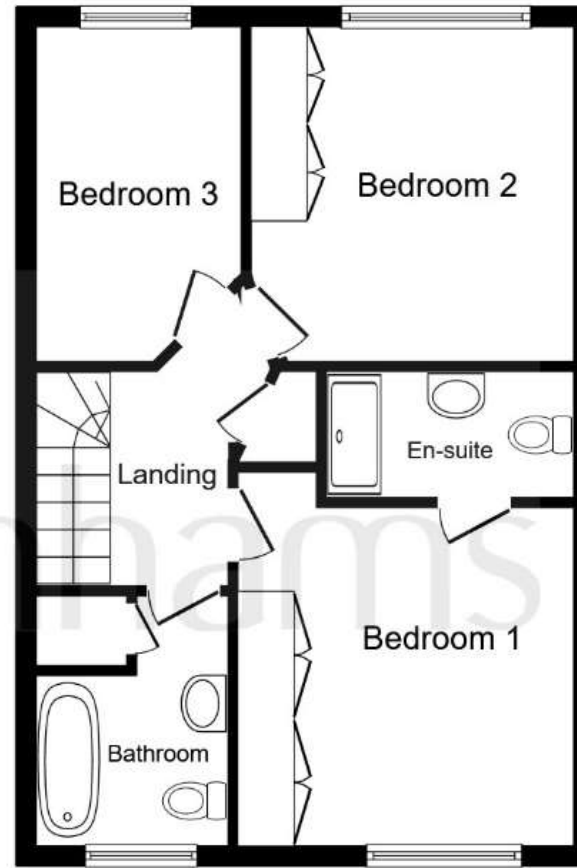
welcome to
Cavalry Close, Saughton, Chester

An excellent modern 3 bedroom (1 en-suite) house presented in immaculate condition. Large dining/kitchen, private part-walled gardens, driveway parking for two cars. Quiet cul-de-sac location.





Ground Floor



First Floor

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

Entrance Hall

Front entrance door with frosted glazed inserts leading into the Hallway, with timber-effect laminate flooring, a carpeted staircase leading to the first floor, understairs storage space, and doors leading to the Lounge, Kitchen/Dining Room, and the Cloakroom/WC.

Cloakroom/WC

With a white, low level WC, a white fitted corner wash basin with tiled splashback, timber-effect laminate flooring, radiator, and a window to the front elevation.

Lounge

15' 4" x 11' 5" max (4.67m x 3.48m max)

A lovely light room with a wide window with fitted vertical blinds and radiator under to the front elevation, with views over the driveway and beyond, carpet flooring.

Kitchen/Dining Room

18' 10" x 12' 2" max (5.74m x 3.71m max)

A large, flexible family living space, superbly appointed and with lovely views over the rear garden. With timber-effect laminate flooring, patio doors leading out to the rear garden with adjacent glazed panels providing great light into the room. A very extensive range of contemporary wall and base kitchen units, complementary working surfaces with drawers and cupboards under, inset 4-ring gas hob with fan unit over, inset 1½ bowl sink and drainer unit, integrated oven and grill combination, integrated fridge and freezer unit, built-in utility cupboard with space and plumbing for a washing machine/tumble drier, and a vertical radiator.

First Floor Landing

Turning staircase leading up from the ground floor, access to roof storage space, door to airing cupboard with fitted gas-fired combi boiler for central heating and domestic hot water, and doors leading to all Bedrooms and the Bathroom.

Bedroom One

11' 10" x 11' 7" max (3.61m x 3.53m max)

With a window to the front elevation with radiator under, a wide range of timber-effect wardrobe cupboards with hanging space and shelving, carpet flooring, and a door leading into the En-Suite Shower Room.

En-Suite Shower Room

A wide and fully tiled shower cubicle with fitted shower screen doors and thermostatic shower, a white low level WC, fitted white wash basin with mirror over, tiled flooring, ceiling spotlights, extractor fan, and a chrome ladder-style towel rail/radiator.

Bedroom Two

11' 5" x 11' 5" max (3.48m x 3.48m max)

With a window to the rear elevation with radiator under, a wide range of timber-effect wardrobe cupboards with hanging space and shelving, and carpet flooring.

Bedroom Three

11' 8" x 7' 2" max (3.56m x 2.18m max)

A useful single bedroom or home office with a window to the rear elevation with radiator under, and carpet flooring.

Bathroom

A white bathroom suite comprising panel bath in a tiled surround, low level WC, wash basin, chrome ladder-style towel rail/radiator, a frosted window to the front elevation, tiled flooring, and recessed ceiling spotlights.

Outside

Front

A tarmac driveway with parking for two cars.

Rear

A flagged patio, a good-sized level lawn, timber garden shed, partly walled with the remainder being close board fencing, offering a good degree of privacy and security.



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welcome to

Cavalry Close, Saughton Chester

- Light, Spacious and Superbly Presented
- 3 Bedrooms, 1 with an En-Suite
- Cul-De-Sac Location
- Driveway Parking
- Enclosed Rear Garden

Tenure: Freehold

EPC Rating: B

Council Tax Band: C

£345,000



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