

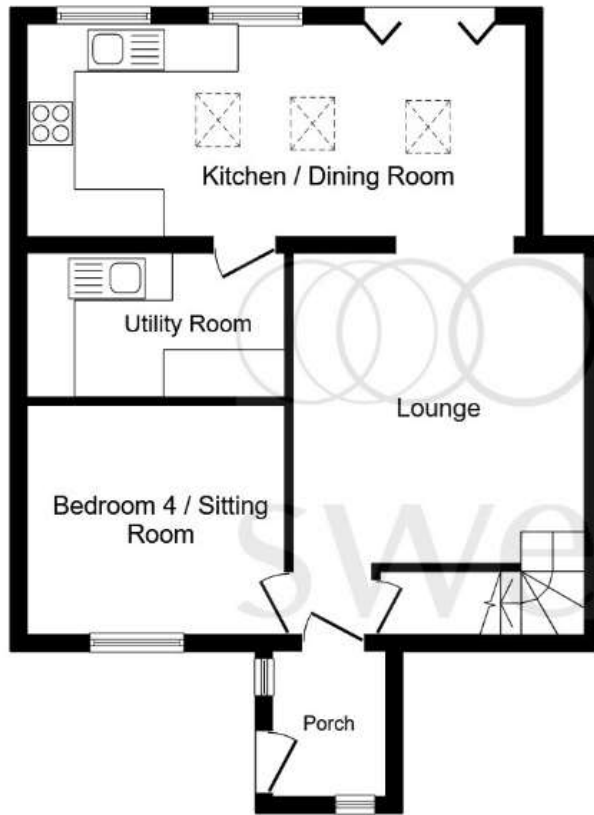


Castlefields, Tattenhall, Chester CH3 9RD

welcome to
Castlefields, Tattenhall, Chester

We are delighted to offer for sale this modern 4-bedroom semi-detached house situated in a quiet cul-de-sac, in a popular village location, with driveway parking for at least 3 cars and an EV charging point. ****Viewing is Highly Recommended****.

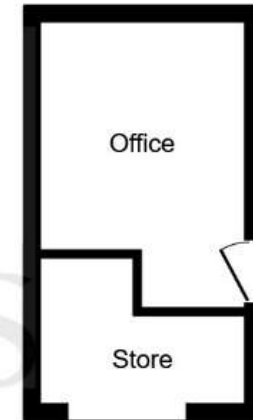




Ground Floor



First Floor



Outbuilding

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 Porch

Front door with frosted panel inserts, timber-effect flooring, uPVC double glazed windows to the front and side elevations, and a glazed door leading into the Lounge.

Lounge

12' 1" x 12' max (3.68m x 3.66m max)

With staircase rising to the first floor, timber-effect flooring, understairs storage, a wide opening with folding glazed doors leading into the Kitchen/Dining Room, radiator, recessed ceiling spotlights, a door leading to Bedroom Four/Sitting Room.

Kitchen/Dining Room

20' 7" x 8' 9" max (6.27m x 2.67m max)

A spectacular extended living space, open plan with vaulted ceiling and Velux-style windows, with views over the rear garden. Continuation of timber-effect flooring, uPVC double glazed windows to the rear elevation, multifold double glazed doors opening out onto the rear garden, timber-effect flooring, radiator, and a frosted door leading into the Utility Room.

Superb fitted kitchen in contemporary style with a range of wall, base and drawer units with complementary marble-effect work surfaces, breakfast bar, inset Butler-style sink, inset electric hob with fan over, integral oven and microwave, space for integral appliances, and ample dining space.

Utility Room

10' 7" x 5' 10" max (3.23m x 1.78m max)

Fitted with a range of wall, base and drawer units with complementary work surfaces, a stainless steel sink and drainer with mixer tap, integral dishwasher with space and plumbing for a washing machine, tumble dryer and fridge freezer, complementary part-tiled walls, and tiled flooring.

Bedroom Four/Sitting Room

9' 4" x 10' 5" max (2.84m x 3.17m max)

With a uPVC double glazed window to the front elevation, timber-effect flooring, and a radiator.

First Floor Landing

A turning staircase rising up from the ground floor, ladder access to roof space, built-in storage cupboard with fitted boiler and hanging rail, a window to the front elevation, and doors leading to all bedrooms and the bathroom.

Bedroom One

9' 1" x 9' 4" max (2.77m x 2.84m max)

With a uPVC double glazed window to the rear elevation overlooking the garden, timber-effect flooring, and a radiator.

Bedroom Two

7' 8" x 12' 3" max (2.34m x 3.73m max)

With a uPVC double glazed window to the rear elevation overlooking the garden, and a radiator.

Bedroom Three

9' 1" x 6' 4" max (2.77m x 1.93m max)

With a uPVC double glazed window to the rear elevation overlooking the garden, and a radiator.

Bathroom

Comprising an L-shaped bath with thermostatic mixer shower and rainhead above, shower screen and tiled surround, low level WC, fitted wash basin with cupboards underneath, complementary fully-tiled walls, timber-effect flooring, chrome ladder-style radiator/towel rail, and a frosted uPVC double glazed window to the front elevation,

Outside Front

Mainly laid to lawn with screen and timber garden shed, hardstanding and driveway parking for at least three cars, and an electric vehicle charging point. Gated side access to the rear garden.

Rear

A private, enclosed rear garden with wooden fencing, laid to lawn with flagged patio area, with mature shrubs and borders, and access to Outbuildings.

Outbuilding

Former garage, subdivided to offer a storage area to the front and a home office to the rear.

Office

8' 7" x 12' max (2.62m x 3.66m max)

With a door to the side elevation leading out to the rear garden.

Store Room

8' 5" x 6' max (2.57m x 1.83m max)

With an up-and-over door.



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welcome to

Castlefields, Tattenhall Chester

- A 4-Bedroom Semi-Detached Home
- Converted Garage providing a Home Office and Store
- Popular Village Location
- Cul-de-Sac
- Private, Enclosed Rear Garden with Patio
- Driveway Parking for at least 3 cars
- EV Charging Point

Tenure: Freehold

EPC Rating: E

Council Tax Band: B

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118153 - 0006

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