



**PORTFOLIO**  
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The Holkham, Vicars Cross, Chester CH3 5NE

## 24 The Holkham

*This superb 4-bedroom detached family home is situated on a corner plot towards the end of an exclusive cul-de-sac development. With spacious and versatile accommodation the property benefits from a sun room/play room, utility room, driveway parking plus a garage, and gardens to front and rear.*



### Entrance Hall

Approached through a brick archway, a white, part-glazed, panelled front entrance door leads into the hallway, with timber-effect flooring, staircase rising to the first floor landing, and doors leading to the Cloakroom/WC, Lounge and Kitchen.

### Cloakroom/WC

With low-level WC, hand wash basin set in a vanity surround with mixer tap, tiled splashback, radiator, and tiled flooring.

### Lounge

*15' 1" x 11' 3" max (4.60m x 3.43m max)*

A lovely light room with a double glazed window to the front elevation, with attractive views over the community play area, carpet flooring, and two radiators.



## Kitchen/Breakfast Room

14' 2" x 9' 10" max ( 4.32m x 3.00m max )

Fitted with an extensive range of modern wall, base and drawer units with complementary work surfaces, a 1.5 bowl Astracast stainless steel sink and drainer unit with mixer tap over, integrated oven and hob, integrated fridge freezer, space and plumbing for a dishwasher, a fitted island breakfast bar with base units and drawers, complementary part-tiled walls, archway leading through to the utility room, open plan access to the dining room, with double glazed windows overlooking the rear garden, and timber-effect flooring.

## Utility Room

5' 9" x 5' 1" max ( 1.75m x 1.55m max )

With a fitted working surface, tiled splashback, space and plumbing for a washing machine, space for a tumble dryer, radiator, timber-effect flooring, and a frosted timber door to the side elevation.

## Dining Room

11' 3" x 9' 10" max ( 3.43m x 3.00m max )

Continuation of the timber-effect flooring, with ample space for a dining table and chairs, open plan access to the sun room, and a radiator.

## Sun Room

12' 8" x 11' 1" max ( 3.86m x 3.38m max )

Continuation of the timber-effect flooring, a vaulted ceiling with two Velux-style windows, recessed spotlights, a wallmounted vertical radiator, and bifold doors to both side and rear elevations.

## First Floor Landing

Stairs leading up from the ground floor, with access to roof storage space, a built-in airing cupboard with shelving, and doors leading to all bedrooms and the bathroom.





### Bedroom One

*Irregular Shaped Room 17' 6" x 14' 5" max ( 5.33m x 4.39m)*

With twin double glazed windows to the front elevation with views over the communal play area, carpet flooring, and two radiators.

### En-Suite Shower Room

Comprising a large fitted shower cubicle, low level WC, hand wash basin set in a vanity surround with mixer tap over and tiled splashback, timber-effect flooring, a frosted double-glazed window to the front elevation, and a radiator.

### Bedroom Two

*12' 3" x 9' 10" max ( 3.73m x 3.00m max )*

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

### Bedroom Three

*9' x 7' 11" max ( 2.74m x 2.41m max )*

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



### Bedroom Four

*9' x 7' 7" max ( 2.74m x 2.31m max )*

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

### Bathroom

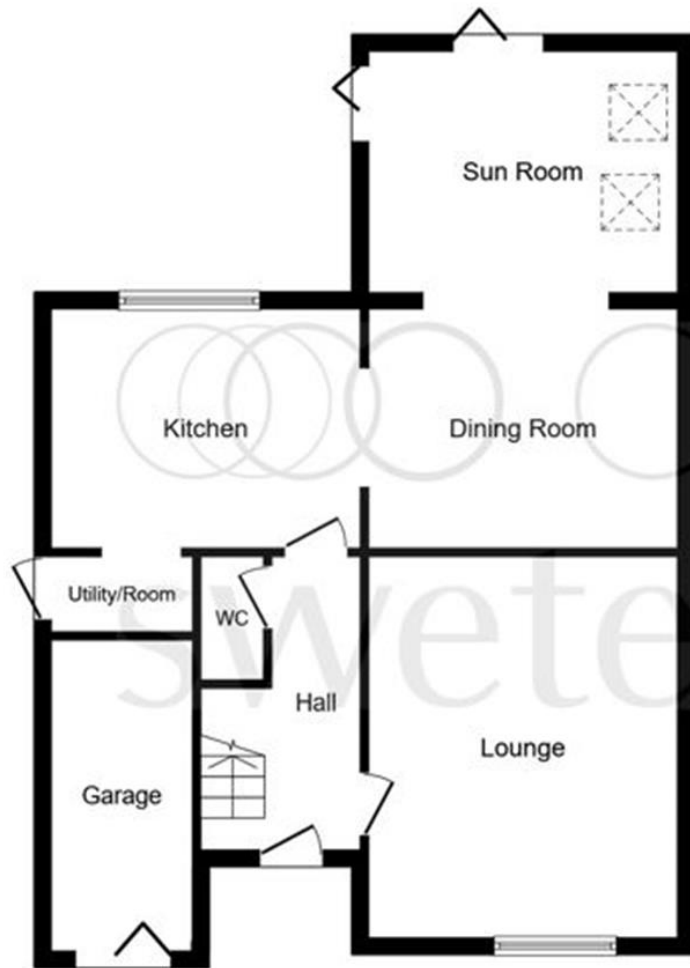
Fitted with a white bathroom suite, comprising a panelled bath in a tiled surround with mixer tap, with shower over and shower screen, hand wash basin with mixer tap set in a vanity surround, low level WC, timber-effect flooring, extractor fan, and a wall-mounted mirrored cupboard.

### Front

Occupying a corner plot with a pleasant lawn area with inset shrubs, driveway parking for two vehicles, and a garage with an electric roller shutter door, electric light and power.

### Rear

A beautiful rear garden with an extensive block paved patio and terrace area, level lawn, timber garden shed, a range of mature shrubs, a planted garden surrounded by close timber fencing for security and privacy.



**Ground Floor**



**First Floor**

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# welcome to

## 24 The Holkham, Vicars Cross, Chester CH3 5NE

Set in the popular Vicars Cross area, this interesting and attractive four-bedroom detached house must be viewed to fully appreciate the large and flexible living space, extended on the ground floor to provide a most useful extra reception room. Accommodation comprises an entrance hall, downstairs cloakroom, lounge, and kitchen/breakfast room which opens into a dining room, with an additional utility room and a single-story extension forming a delightful sunroom or playroom with bifold doors to two elevations. On the first floor there are four bedrooms with an en-suite to the master bedroom, and a well-appointed family bathroom. With well-respected local, primary and high schools nearby, the property also has easy access to the canal path, allowing a pleasant walk or cycle into the city centre or indeed to Christleton Village and beyond. Council Tax Band E.

Asking Price

### £500,000

- Detached Family Home
- Flexible Living Space
- 4 Bedrooms, 1 En-Suite
- Garage and Gardens

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

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