

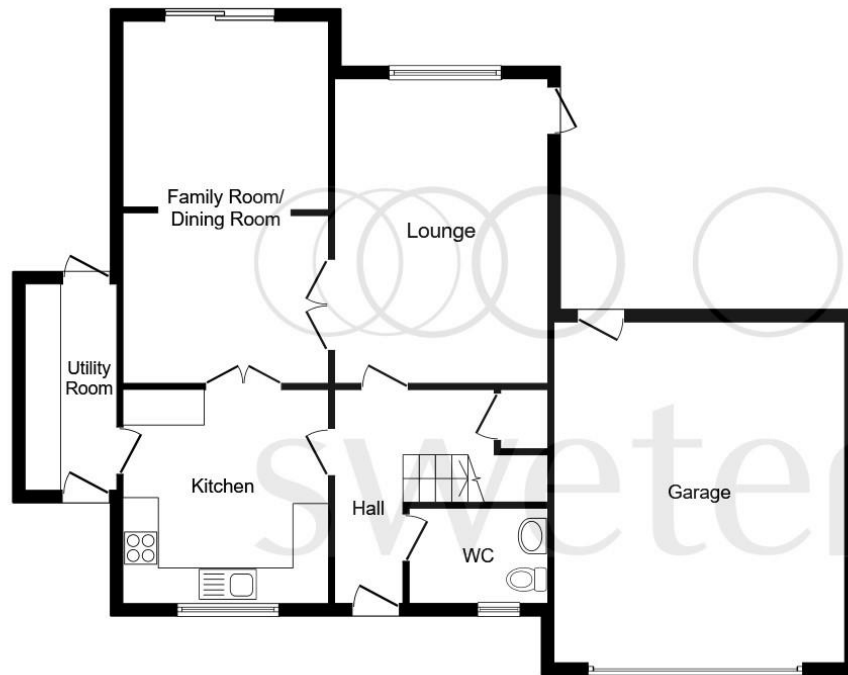


Home Park, Mollington, Chester CH1 6NW

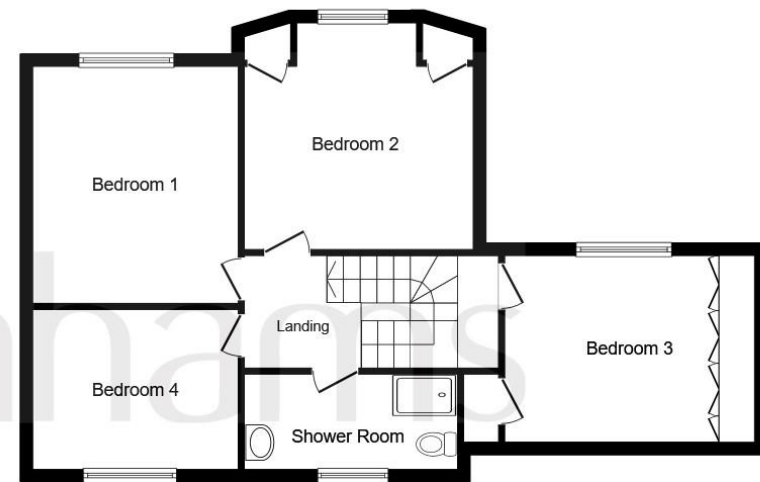
welcome to
Home Park, Mollington, Chester

A stunning and spacious 4-bedroom detached house located in a quiet cul-de-sac in the heart of Mollington, a highly desirable village only a few minutes' drive from Chester City Centre, benefitting from a large driveway, integrated garage, and spacious gardens to front and rear.





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 flooring with decorative inserts, radiator, staircase rising to the first floor, and doors leading to the Lounge, Kitchen and Cloakroom/WC.

Cloakroom/WC

With a window to the front elevation, timber-effect flooring, wash basin set in a vanity surround with cupboards under, recessed ceiling spotlights, complementary wall tiling, and a radiator.

Lounge

11' 10" x 16' 10" max (3.61m x 5.13m max)

A lovely light room with a window to the rear elevation with secondary glazing, a central fireplace with marbled surround, mantel over and fitted electric fire, doors leading into the Family Room/Dining Room, and a double glazed door to the side elevation leading out to the garden.

Family Room

11' 4" x 9' 9" max (3.45m x 2.97m max)

Sliding double glazed patio doors to garden with lovely views over terrace and garden, timber-effect flooring, and a radiator.

Dining Room

11' 10" x 10' 2" max (3.61m x 3.10m max)

Open plan to family room, timber-effect flooring, glazed doors to kitchen, and a radiator.

Kitchen

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

Fitted with an extensive range of wall, base and drawer units with complementary timber-effect work surfaces, 1.5 bowl stainless steel sink and drainer with mixer tap, integrated double oven and grill, 4-ring gas hob with fan unit over, integrated double oven and grill, tile-effect flooring, radiator, a window with secondary glazing to the front elevation, and a door leading into the Utility Room.

Utility Room

11' 4" x 4' 7" max (3.45m x 1.40m max)

Fitted timber-effect work surface with plumbing under for a washing machine and space for a tumble dryer, a range of wall-mounted storage cupboards, tiled flooring, and doors to front and rear leading outside.

First Floor Landing

A turning staircase leading up from the ground floor, access to roof storage space, and doors leading to all bedrooms and the shower room.

Bedroom One

13' 4" x 11' 10" max (4.06m x 3.61m max)

With a window to the rear elevation, a full range of bedroom furniture to include wardrobes with hanging space, bedside drawer units and shelving, knee-hole dresser unit, and a radiator.

Bedroom Two

14' x 11' 11" max (4.27m x 3.63m max)

With a dormer-style window to the rear elevation, fitted wardrobes with hanging space and shelving, radiator, and eaves storage.

Bedroom Three

12' 3" x 11' 4" max (3.73m x 3.45m max)

A double glazed window to the rear elevation, timbered ceiling part vaulted, radiator, and a range of built-in wardrobes with hanging space and shelving.

Bedroom Four

8' 10" x 9' 7" min (2.69m x 2.92m min)

With a window to the front elevation, and fitted wardrobes with hanging space and shelving.

Shower Room

Comprising shower cubicle, low level WC, fitted wash basin set in a surround with a cupboard under, airing cupboard with fitted tank and shelving, radiator, timber-effect laminate flooring, and a frosted double glazed window to the front elevation.

Outside Front

The property sits well back from the cul-de-sac road with an extensive block paved driveway with ample parking and leading to the attached garage. There is also a large level lawn with a pathway leading to the front door.

Rear

The south-facing rear gardens are a delight, being large and beautifully landscaped, with paved patio areas, flower and shrubbery borders, a large level lawn, bounded by fencing and mature hedges, with an enclosed paved side courtyard, with a boiler cupboard containing gas-fired boiler for central heating system and domestic hot water. Door to rear of garage.

Garage

17' 4" x 19' max (5.28m x 5.79m max)

Electric roller door, light and power, door to rear.



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welcome to

Home Park, Mollington Chester

- A Stunning and Spacious Detached Home
- Cul-de-Sac Village Location
- 4 Bedrooms
- Large Driveway with Parking for Multiple Vehicles
- Integrated Garage
- Spacious Gardens to Front and Rear

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118125 - 0006

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