



**Whites Meadow, Great Boughton, Chester CH3 5SR**

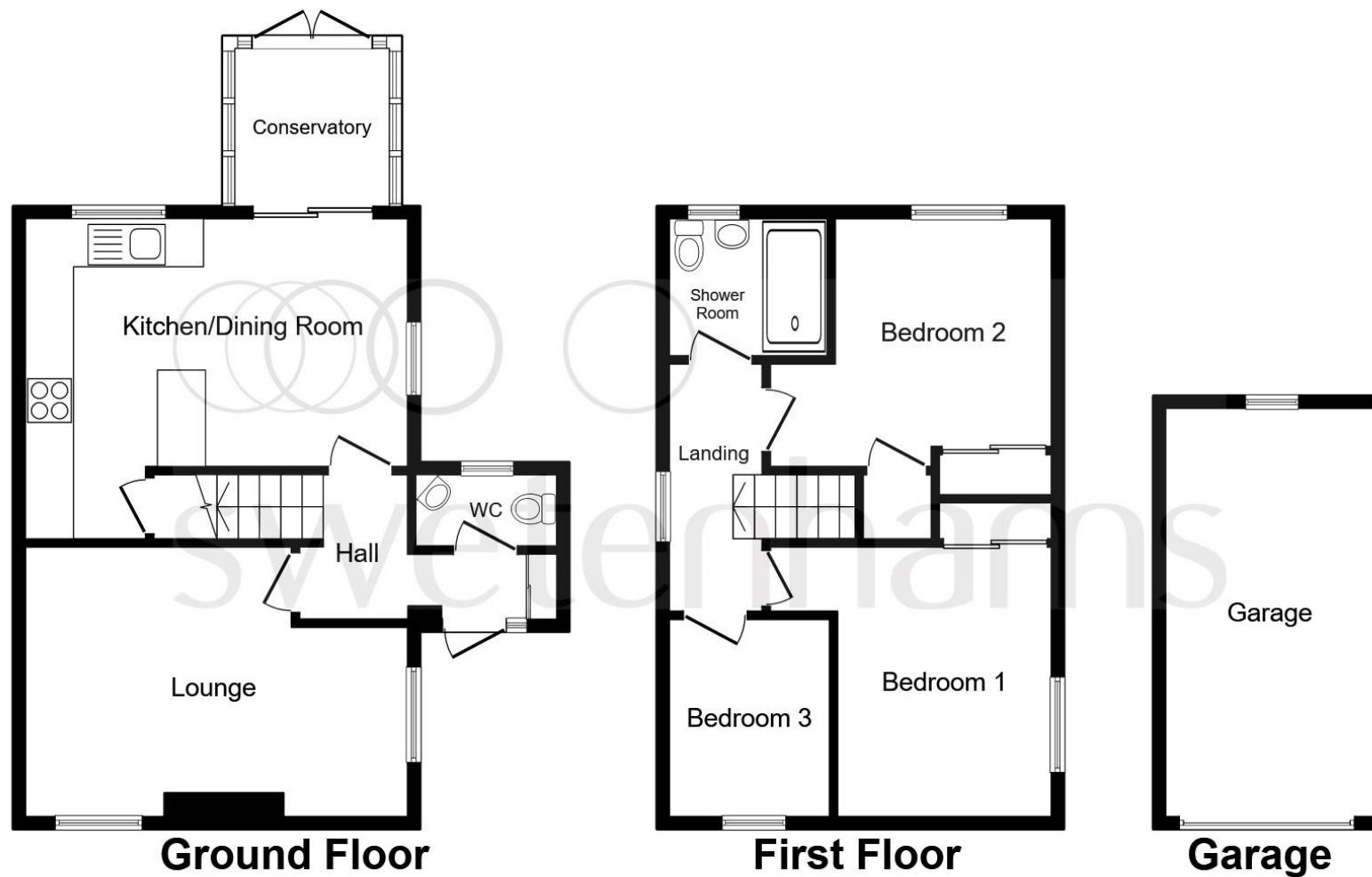


**welcome to**

**Whites Meadow, Great Boughton, Chester**

**\*\*\*NO CHAIN\*\*\*** A SPACIOUS 3-bedroom DETACHED home with VIEWS over wooded and grass open space, with easy access to local amenities, schools and transport network, benefitting from a CONSERVATORY, driveway PARKING and gorgeous private GARDENS.





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 by a tarmacadam driveway which leads to the block-paved threshold, with a step up to the uPVC front door which has decorative and stained glass inserts.

## Entrance Hall

With timber-effect flooring, radiator, and staircase rising to the first floor, cloakroom cupboard with sliding mirror-fronted doors with hanging space and shelving, and doors leading to the Lounge, Kitchen/Dining Room and the ground floor WC.

## Ground Floor WC

Continuation of the timber-effect flooring, low level dual flush WC, wash basin with mixer tap, a chrome ladder-style towel rail/radiator, complementary wall tiling, and a frosted uPVC double glazed window to the rear elevation.

## Lounge

15' 6" x 11' 4" max ( 4.72m x 3.45m max )

A lovely L-shaped room with dual-aspect windows affording attractive views to both front and side elevations, a coved and artexed ceiling, a central fireplace with marbled surround and hearth, inset electric fire, decorative fire surround and mantle, carpet flooring, and two radiators.

## Kitchen/Dining Room

15' 6" x 8' 5" max ( 4.72m x 2.57m max )

A spacious and versatile family living space part-divided by a peninsula unit. With an extensive range of timber-effect kitchen units, both wall and base, working surface with drawers and cupboards under, inset stainless steel sink and draining unit with mixer tap over, complementary tiled walls, a window to the rear elevation, inset four ring gas hob with fan unit over, integral electric combination oven and grill, space and plumbing under working surface for a washing machine and a dishwasher, space for an under-counter fridge, a wall-mounted baxi boiler for central heating and domestic hot water concealed in a matching kitchen cupboard, an artexed ceiling, and a large understairs storage cupboard. The dining

area is carpeted, with a window to the side elevation, a radiator, and sliding double glazed doors leading in to the conservatory.

## Conservatory

6' 6" x 6' 4" max ( 1.98m x 1.93m max )

With dwarf walls and uPVC capped display cills, a uPVC double glazed surround, vertical blinds, decorative flooring, electric wall heater, and double glazed doors leading out to the rear terrace and garden, with beautiful views over same.

## First Floor Landing

Stairs leading up from the hall, a uPVC double glazed window to the side elevation, and doors leading to all bedrooms and the shower room.

## Bedroom One

11' 5" x 8' 9" max ( 3.48m x 2.67m max )

A lovely light room with a window with vertical blinds and a radiator under to the side elevation offering views over open grassed space, built-in wardrobe cupboards with sliding mirror-fronted doors offering hanging space and shelving, artexed ceiling, and carpet flooring.

## Bedroom Two

8' 9" + entrance x 8' 6" minimum ( 2.67m + entrance x 2.59m minimum )

With built-in wardrobe cupboards with mirror-fronted sliding doors offering hanging space and shelving, built-in overstairs airing cupboard with fitted tank and shelving, access to roof storage space, artexed ceiling, carpet flooring, a uPVC double glazed window with radiator under with a view over the rear garden.

## Bedroom Three

8' 9" x 6' 7" max ( 2.67m x 2.01m max )

A useful single bedroom or study with a uPVC double glazed window with vertical blinds and radiator under to the front elevation, with views over open space, artexed ceiling, and carpet flooring.

## Shower Room

A well-presented and modified shower room with a tiled floor, complementary floor-to-ceiling wall tiling, dual flush low-level WC, wash basin with mixer tap and cupboard under, a walk-in shower enclosure with panel splashbacks, a double width shower tray, and a Triton electric shower over, a chrome ladder-style towel rail/radiator, shaver point, and a frosted window to the rear elevation.

## Outside Front

The property stands in an elevated position and has a tiered bank with slate chippings and mature shrubs planted, a wide tarmacadam driveway leading to the garage, and a timber garden gate leading to the rear garden.

## Garage

16' 7" x 8' 6" max ( 5.05m x 2.59m max )

With an up-and-over door, vaulted overhead storage space, electric light and power, and a window to the rear elevation.

## Rear

A particularly attractive feature of this property is the enclosed and private rear garden. Around 40 feet wide and bounded by close board timber fencing for security and privacy, there are both block-paved and flagged terraces and patio areas, a raised level lawn with flower and shrubbery borders, a useful garden shed, an outside light and water tap. The garden benefits from not being overlooked, is accessed from the driveway by a timber garden gate, and has storage space to either side of the house.



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welcome to

## Whites Meadow, Great Boughton, Chester

- \*\*\*NO CHAIN\*\*\*
- A Spacious 3-Bedroom Detached Property
- Conservatory
- Driveway Parking
- Gorgeous Gardens
- Easy Access to Shops, Schools and Transport Network

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: D

offers in the region of  
**£350,000**



Please note the marker reflects the  
postcode not the actual property

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