

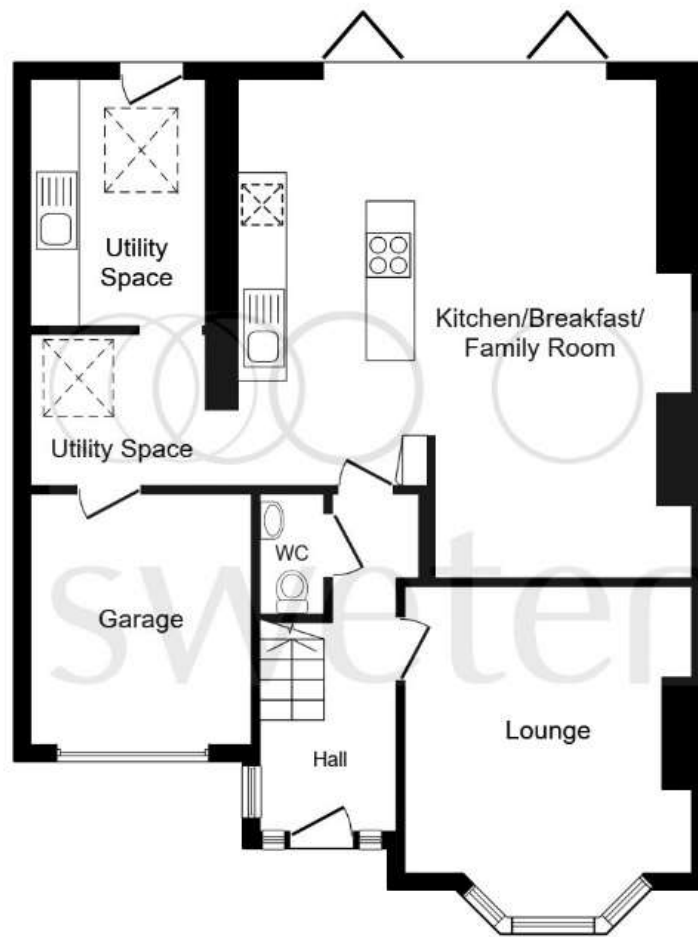


**Grove Avenue, Vicars Cross, Chester CH3 5HL**

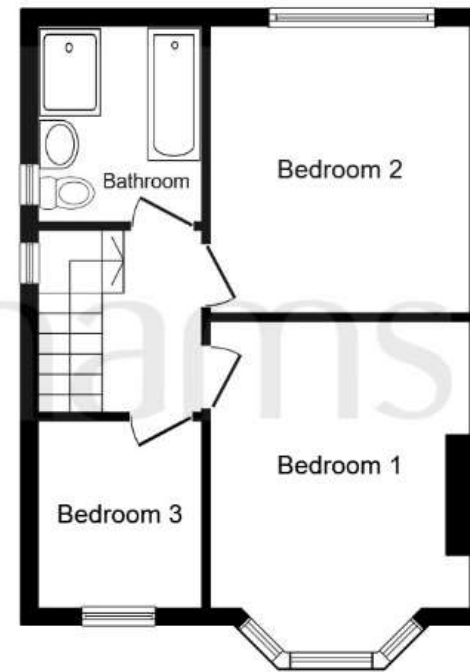
**welcome to**  
**Grove Avenue, Vicars Cross, Chester**

This outstanding EXTENDED and superbly-appointed 3-bedroom family home standing in an EXCELLENT residential location with ABUNDANT PARKING to the front of the property and a generous PRIVATE GARDEN to the 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](http://www.focalagent.com)

## The Accommodation

is approached over a gravelled parking area to an arched entrance porch with a tiled threshold and composite front door with frosted glazed panels and uPVC double glazed frosted panels adjacent to the entrance hall.

### Entrance Hall

Wide, light and very well presented, with timber-effect flooring, staircase rising to the first floor landing, a contemporary vertical radiator, coat hanging space, understairs storage cupboard, and doors leading to the Lounge, Cloakroom/WC and Kitchen/Breakfast/Family Room.

### Cloakroom/WC

With a low-level dual-flush WC, tiled floor, part-tiled walls, wash basin with waterfall mixer tap over and a cupboard under, vertical towel rail, radiator and extractor fan.

### Lounge

11' 8" x 13' 2" into bay ( 3.56m x 4.01m into bay )

A most attractive and light family living space with a wide-splay bay window to the front elevation with uPVC double glazed panel inserts, a central chimney breast with recessed fireplace containing a cast-iron woodburning stove on a tiled hearth, a high-level picture rail, wall light points, and a contemporary-style vertical radiator.

### Kitchen/Breakfast/Family Room

20' 3" max x 18' 7" max ( 6.17m max x 5.66m max )

The 'wow' space! With a part-vaulted ceiling and recessed ceiling spotlights, this wonderful L-shaped room has concertina folding doors opening onto the rear terrace and garden, making a seamless transition between the two. Superbly equipped with contemporary fitted kitchen units, a large central island unit with breakfast bar, ample work surfaces with drawers and cupboards under. inset one and a half bowl sink and draining unit with mixer tap over, a four-ring electric hob, twin oven and grill

combination unit, space for an upright fridge freezer, integrated Bosch dishwasher, timber-effect flooring, ample dining space and family seating area with fitted shelving and storage cupboards, a vertical contemporary radiator, extractor fan, and an internal window to the utility space.

### Two Utility Spaces

9' 9" x 7' 1" ( 2.97m x 2.16m )

Part one is adjacent to the kitchen with a range of large, fitted storage cupboards, boot space, and a door leading to the garage; the second part is a more conventional utility room with timber work surfaces, a deep inset Butler sink with mixer tap over, space and plumbing for a washing machine and a tumble dryer, a range of base units and matching wall cabinets, vaulted ceiling with a Velux-style window, wall-mounted gas-fired boiler for central heating and domestic hot water (with nest control), and a double glazed door leading out to the rear terrace/garden. Both parts with tiled flooring,

### First Floor Landing

A turning staircase with a uPVC double glazed window at the half landing level rises to the first floor landing, with access to the roof space including folding loft ladder - roof space partially boarded and contains ample insulation. Doors leading to all bedrooms and the bathroom.

### Bedroom One

13' 8" into bay x 10' 6" ( 4.17m into bay x 3.20m )

A splay bay window to the front elevation with uPVC double glazed panel inserts and an antique-style radiator under, and a chimney breast with deep recesses either side - ideal for wardrobe cupboards.

### Bedroom Two

11' 9" x 10' 5" ( 3.58m x 3.17m )

With a uPVC double glazed window to the rear elevation with attractive views over the rear garden, deep recesses suited for wardrobes, and a radiator.

### Bedroom Three

7' 11" x 7' 7" ( 2.41m x 2.31m )

A good-size single bedroom with a uPVC double glazed window to the front elevation with a radiator under.

### Bathroom

Superbly appointed in a contemporary style with a freestanding tub bath with corner-mounted Swan neck tap with shower attachment, a large shower cubicle with sliding shower screen doors, fully tiled with thermostatic shower valve including hand attachment and pancake rainhead, pedestal wash basin with mixer tap, low level WC with dual flush, a vertical chrome towel rail/radiator, uPVC double glazed window to the side elevation, ceiling-mounted extractor, electric shaver point, tiled floor and half tiled walls.

### Outside Front

The property has a wide frontage which is mostly laid to large, level, gravelled parking and turning areas, with inset shrubbery beds.

### Rear

A rear garden of generous size, bounded on all sides by close board fencing for security and privacy. Immediately to the rear of the house is a large L-shaped flagged patio terrace ideal for alfresco dining, with a lawn bounded by a pathway and shrubbery borders. There is a further barked play terrace. At the foot of the garden is gravelled hard standing with two large timber garden sheds. The attractive rear gardens are an ideal family size with good privacy, fully enclosed and very well maintained.

### Garage

With doors to the front elevation, a Velux-style window, light and power, water feed - an excellent storage space.



**view this property online** [swetenhams.co.uk/Property/CHS118265](http://swetenhams.co.uk/Property/CHS118265)



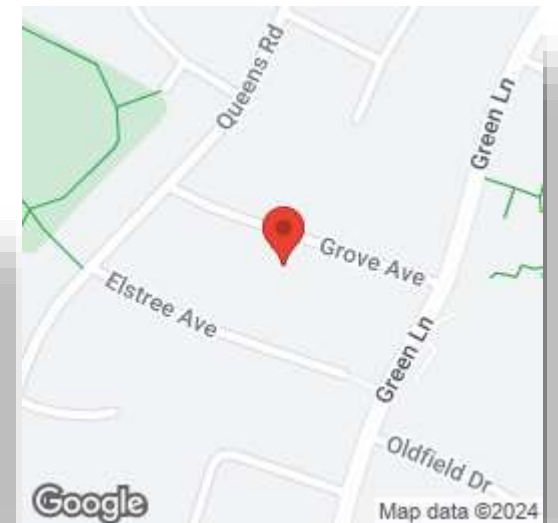
welcome to

## Grove Avenue, Vicars Cross, Chester

- An Extended 3-Bedroom Family Home
- Open Plan Kitchen/Breakfast/Family Room
- Utility Space
- Generously-Sized Bedrooms
- Abundant Parking to the Front of the Property
- Private Rear Garden

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

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [swetenhams.co.uk/Property/CHS118265](https://swetenhams.co.uk/Property/CHS118265)



Property Ref:  
CHS118265 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
swetenhams



**01244 321321**



[chester@swetenhams.co.uk](mailto:chester@swetenhams.co.uk)



28 Lower Bridge Street, CHESTER, Cheshire,  
CH1 1RS



**swetenhams.co.uk**