



Whitchurch Road, Great Boughton, Chester CH3 5QB

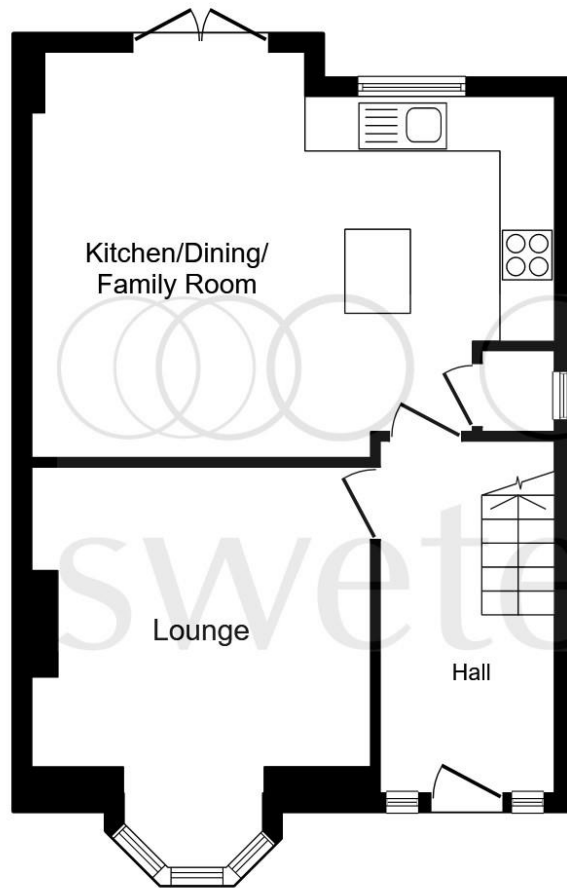
welcome to

Whitchurch Road, Great Boughton, Chester

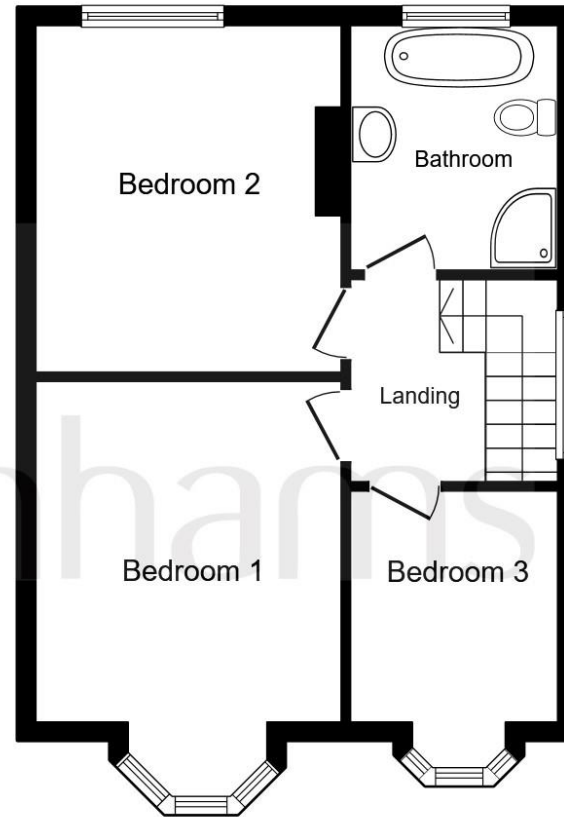
STAMP DUTY PAID (conditions apply) ***PART-EXCHANGE CONSIDERED***

A wonderful blend of period charm and modern convenience, this outstanding and superbly presented 3-bedroom semi-detached house has a large garden, generous off-street parking, and has been entirely refurbished, top quality!





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

The Accommodation is approached over an extensive gravel parking and turning area to a canopy entrance porch with oak-clad pillar supports, a block-paved threshold and a superb heavy timbered front door with frosted glazed panels.

Entrance Hall

This impressive entrance hall sets the tone for the quality of the interior - wide and light with a handsome wide timber turning staircase rising to the first floor, newly carpeted, with fitted oak meter cupboards, a contemporary-style radiator, and a high-level picture rail.

Lounge

14' 4" into bay x 12' 2" (4.37m into bay x 3.71m)
With a wide splay bay window to the front elevation with uPVC double glazed panel inserts, a high level picture rail, deep skirtings, contemporary-style radiator, central chimney breast with a spectacular inset log-effect living flame fire, remote-controlled and with mirrored backdrop.

Kitchen/Dining/Family Room

18' 10" x 12' 5" minimum (5.74m x 3.78m minimum)
The 'wow' room! A stunning open plan living space with herringbone pattern timber-effect flooring, ceiling spotlights, contemporary radiator, uPVC double glazed French doors opening out to the rear terrace and garden. uPVC double glazed window overlooking the rear garden, a superb contemporary kitchen fitted with both wall and base units, a central island unit with extended breakfast bar, timber-effect working surface with drawers and cupboards under, sink and drainer unit with mixer tap. a four-ring electric hob with glazed splashback and glazed and chromed fan unit over, integral oven and grill combination unit, integral dishwasher, washer/dryer, a range of base units to include drawers and cupboards, matching boiler cupboard with Worcester wall-mounted gas-fired Combi boiler for central heating and domestic hot water, wall cupboards to

include glazed-fronted units with lit shelving and overlighting, under-pelmet lighting. There is also a huge area for a dining table and casual chairs, and a pantry cupboard with frosted window and fitted shelving.

First Floor Landing

A turning staircase with handsome square newel posts with rounded finials leads to a part-galleried landing, with a magnificent arched window with decorative stained glass inserts adjacent to the stairwell.

Bedroom One

14' 11" into bay x 11' (4.55m into bay x 3.35m)
A lovely light room with high ceilings, a high-level picture rail, a wide splay bay window to the front elevation with uPVC double glazed panel inserts and radiator under, and power points with USB ports.

Bedroom Two

12' 6" x 10' 11" (3.81m x 3.33m)
With a high ceiling, picture rail, a uPVC double glazed window with attractive views over the beautiful landscaped rear gardens, chrome radiator, and power points with USB ports.

Bedroom Three

7' 6" x 8' 4" (2.29m x 2.54m)
An ideal single bedroom/home office with an attractive oriel window to the front elevation with a deep display windowsill, uPVC double glazed panel inserts and radiator under, a high ceiling, and picture rail.

Family Bathroom

An absolute masterpiece - superbly appointed with a contemporary bathroom suite comprising a freestanding tub bath with corner-mounted feature tap and shower attachment, corner shower cubicle

with sliding shower screen doors and a fitted thermostatic shower valve with handheld attachment and rain head over, tiled floor and walls, low level dual flush WC, wash basin with vanity surround and cupboard under, a wall-mounted mirrored cupboard unit with touch-sensitive lighting, vertical chrome towel rail/radiator, recessed ceiling spotlights, wall-mounted extractor fan, and a frosted uPVC double glazed window to the rear elevation.

Outside:

Front

Approached from the road by a block-paved and gravelled driveway and parking area with ample turning space, driveway areas flanked by stone wall and sleeper fencing with inset lighting, and the whole is bounded by mature clipped hedging. The driveway continues to the side of the house with an extra parking area.

Rear

Gated access to the rear garden, which is large and beautifully landscaped, with slate chipping and gravel terraces, a raised paved patio area with louvred pergola over, a superb large level lawn with specimen trees and a central tree with a circular seating area under. The whole is bounded by close board timber fencing with a high degree of privacy and security.



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welcome to

Whitchurch Road, Great Boughton Chester

- STAMP DUTY PAID (conditions apply)
- PART-EXCHANGE CONSIDERED
- A 3-Bedroom Semi-Detached Property
- Outstanding and Superbly Presented
- Large Garden and Generous Off-Street Parking
- Entirely Refurbished, High-Quality Internal Fixtures and Finish
- A Wonderful Blend of Period Charm and Modern Convenience

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118275 - 0005

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01244 321321



chester@swetenhams.co.uk



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



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