



**PORTFOLIO**  
from  **swetenhams**

Mount Way, Waverton, Chester CH3 7QF

## 21 Mount Way, Waverton

*This 4-bedroom detached home sits on a spacious plot in a popular village location and benefits from driveway parking, a double garage, front and rear gardens, and is convenient for all village amenities, highly regarded schools, Chester city centre and the national motorway network.*



### Entrance Hall

Front entrance door leading into the hallway, understairs storage, carpet flooring, staircase leading to the first floor, opening into the Dining Room, and doors leading to the Lounge, Cloakroom/WC and Kitchen.

### Cloakroom/WC

Comprising WC, wash hand basin set in a vanity unit, complementary tiled walls and a window to the front elevation.

### Lounge

*11' x 20' 3" max (3.35m x 6.17m max)*

With a window to the front elevation, an electric fire set in a lovely tiled extended surround and hearth with a wooden mantelpiece, carpet flooring, and a sliding door to the rear elevation.



## Dining Room

9' 5" x 12' 6" max ( 2.87m x 3.81m max )

With a window with radiator under to the rear elevation, and carpet flooring.

## Kitchen

12' 5" x 14' 1" max ( 3.78m x 4.29m max )

Fitted with a range of wall, base and drawer units with complementary granite work surfaces, an inset 1.5 bowl sink and drainer with mixer tap, integrated fridge freezer, cooker, and hob with extractor hood, tiled flooring, fluorescent tube lighting, a window to the rear elevation, a door leading to the Garage, and a door to the side elevation leading out to the garden.

## Garage

13' 9" x 17' 4" max ( 4.19m x 5.28m max )

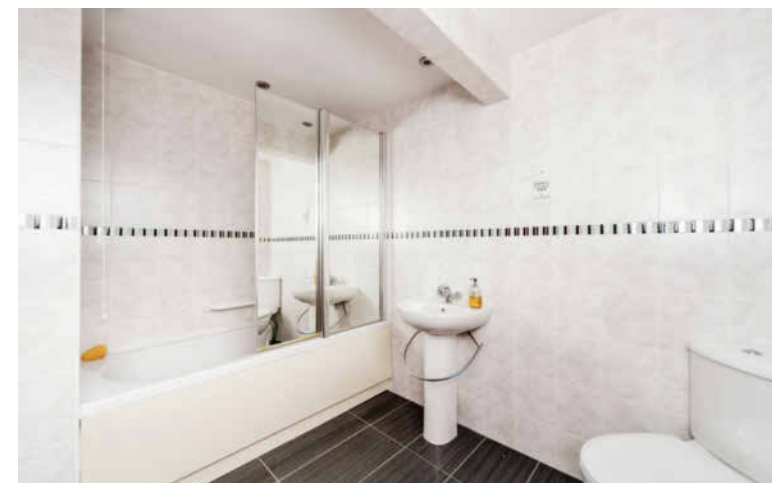
An integral double garage with a window to the side elevation and an up-and-over door.

## First Floor Landing

A gallery landing, with stairs leading up from the ground floor, loft hatch, airing cupboard, carpet flooring, a window to the front elevation, and doors leading to all bedrooms and the bathroom.

## Bathroom

Comprising bath with shower over and screen, WC and wash hand basin, complementary tiled walls and floor, radiator, and a window to the front elevation.





### Bedroom One

14' x 14' 11" max ( 4.27m x 4.55m max )

A window with radiator under to the rear elevation, fitted wardrobes, carpet flooring, and a door leading into the En-Suite Shower Room.

### En-Suite Shower Room

Comprising shower cubicle, WC, wash hand basin set in a vanity unit, complementary tiled walls, shaving socket, a window to the front elevation, tiled flooring, and a radiator.

### Bedroom Two

9' 4" x 12' 7" max ( 2.84m x 3.84m max )

A window with radiator under to the rear elevation, fitted wardrobes, and carpet flooring.



### Bedroom Three

9' 5" x 11' max ( 2.87m x 3.35m max )

A window with radiator under to the rear elevation, fitted wardrobes, carpet flooring, and a radiator.

### Bedroom Four

7' 6" x 11' max ( 2.29m x 3.35m max )

With a window to the front elevation, and carpet flooring.

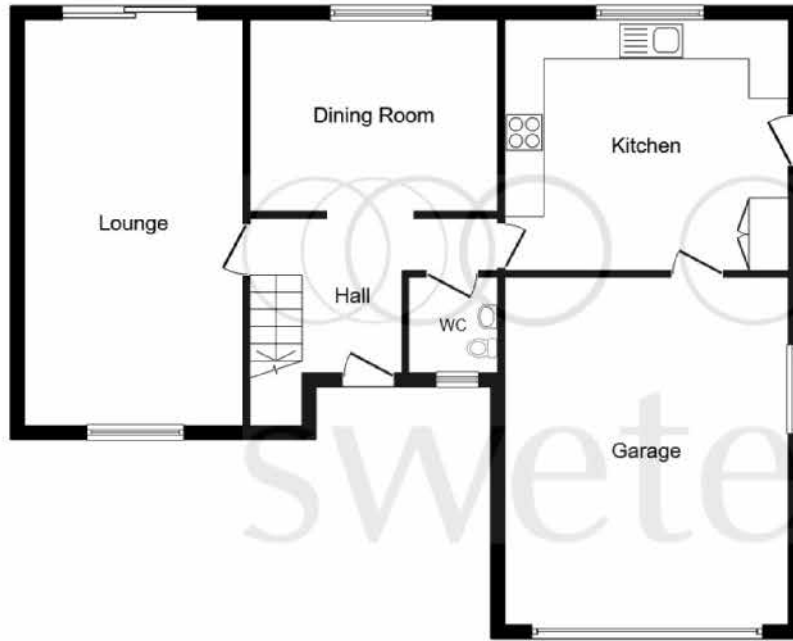
### Outside

#### Front

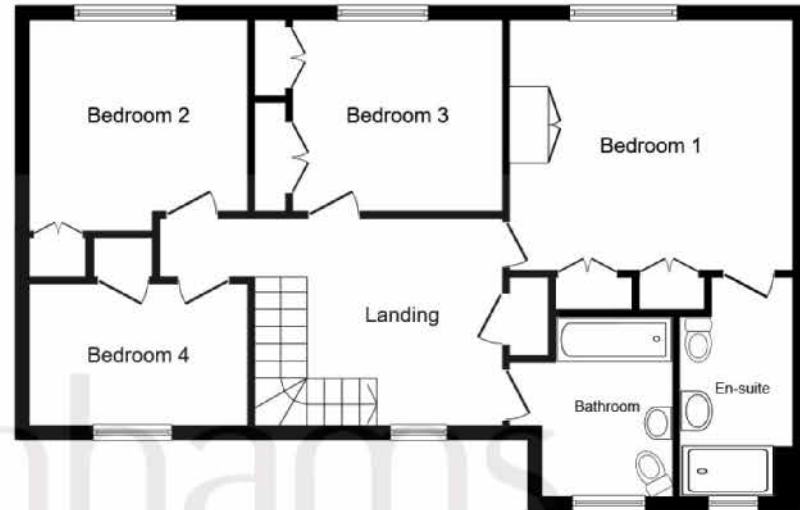
Mainly laid to lawn, with a mature hedge for privacy, and a paved driveway leading up to the double garage.

#### Rear

A private rear garden mainly laid to lawn, with mature borders and trees - an ideal entertaining space for the coming months.



**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)

welcome to

## 21 Mount Way, Waverton, Chester CH3 7QF

This SPACIOUS 4 bedroom property is just waiting for someone with an artistic flare for interior design to transform it into their perfect forever family home. Situated in the popular village of Waverton, very convenient for all village amenities and highly regarded schools, within easy reach of Chester City Centre and the motorway networks, this property offers a wealth of opportunities due to the spacious plot it sits on. Council Tax Band: F

Offers over

**£500,000**

- A 4-Bedroom Detached Home on a Spacious Plot
- Village Location within easy reach of Motorway network
- Driveway Parking plus Double Garage
- Gardens to Front and Rear

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

**01244 321321**

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