



**Dulverton Avenue, Vicars Cross, Chester CH3 5LX**

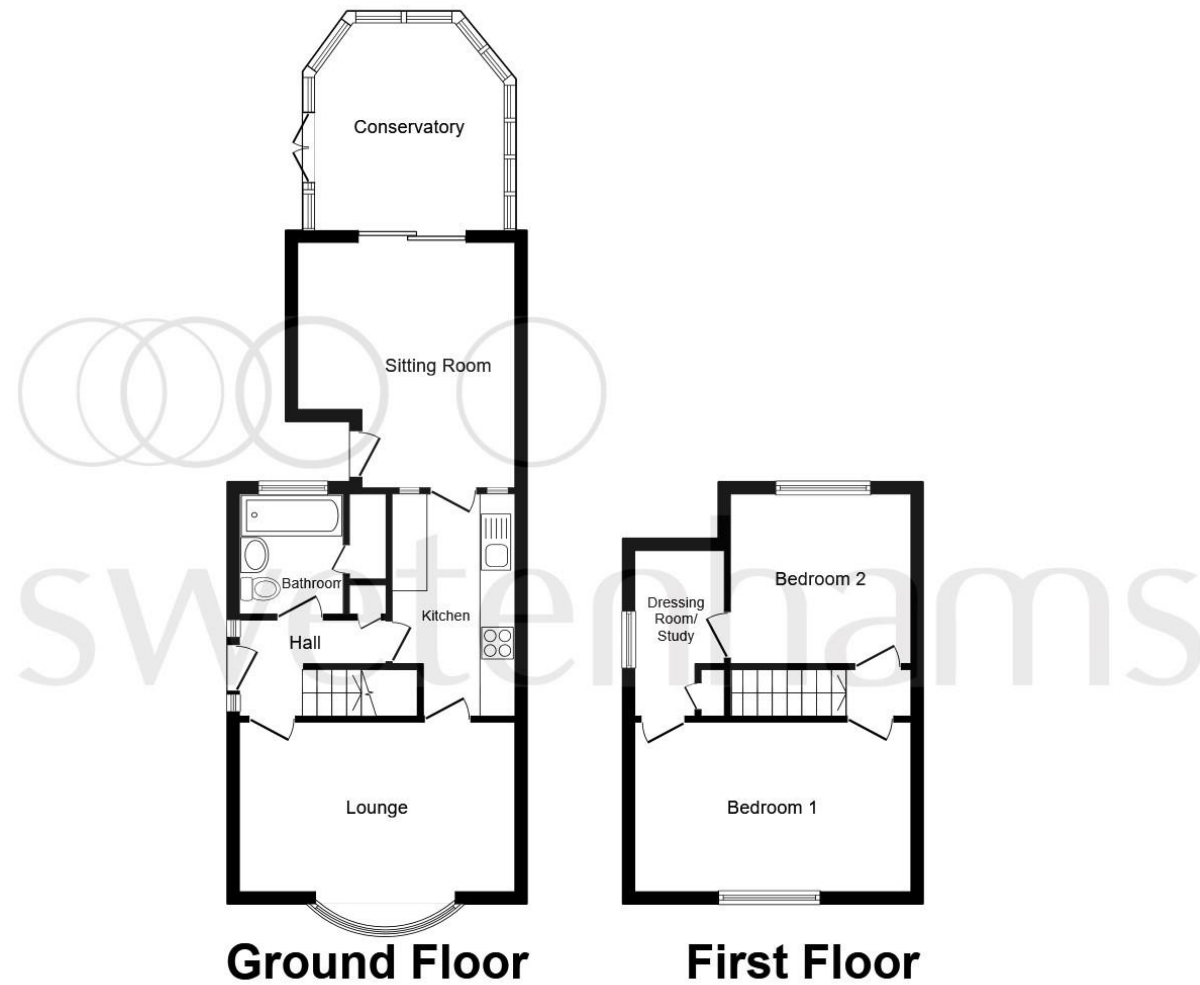


**welcome to**

**Dulverton Avenue, Vicars Cross, Chester**

A surprisingly spacious semi-detached home stands on a large corner plot in a delightful end of cul-de-sac location and benefits from spacious extended accommodation, lovely private gardens, and significant further potential subject to planning permissions, building regulations, and personal taste.





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 Property Is Approached

over an attractive block-paved driveway and path leading to a timber-effect uPVC double glazed door with adjacent panelling.

## Entrance Hall

Front entrance door leading into the hallway, with staircase rising to the first floor landing, under stairs storage space, radiator, built-in cloakroom cupboard with shelving, and doors leading to the Lounge, Kitchen and ground floor Bathroom.

## Lounge

15' 6" x 10' 11" ( 4.72m x 3.33m )

With a double glazed bow window to the front elevation with a deep display sill, radiator, decorative ceiling coving, fitted fireplace with marbled hearth and fire surround, recessed coal-effect living flame gas fire, timber fire surround and mantle.

## Kitchen

14' x 6' 8" ( 4.27m x 2.03m )

A galley-style kitchen fitted with an extensive range of wall, base and drawer units with complementary work surfaces, inset one and a half bowl sink and drainer unit with mixer tap over, inset 4-ring gas hob with fan unit over, built-in double oven and grill combination unit, integrated fridge and freezer, matching range of wall cabinets to include glass fronted display units, space and plumbing under working surface for integral washing machine, radiator, tiled splashback, and tiled floor.

## Rear Sitting Room

12' 1" x 13' 6" max ( 3.68m x 4.11m max )

A lovely additional living space in the flat roofed rear extension, with marbled hearth, living flame gas fire, light points, uPVC sliding double glazed patio door to conservatory, radiator, coved ceiling, and a door with frosted double glazed panel inserts leading into the rear porch and garden.

## Conservatory

9' 7" x 11' 6" ( 2.92m x 3.51m )

Dwarf brick walls with a uPVC double glazed conservatory surround, vaulted roof with central ceiling fan, tiled floor, electric light and power, radiator, with views over the rear gardens and double patio doors opening to the rear garden.

## Ground Floor Bathroom

Bathroom suite comprising of a panelled bath with tiled surround, shower screen and electric shower over, pedestal wash basin, low-level WC, complementary wall tiling, radiator, coved ceiling, built-in airing/laundry cupboard with fitted shelving, and a frosted uPVC double glazed window to the rear elevation.

## First Floor Landing

Stairs leading up from the ground floor, access to roof storage space, and doors leading to both bedrooms and the Dressing Room/Study.

## Bedroom One

15' 6" x 9' 4" ( 4.72m x 2.84m )

With a double glazed window to the front elevation, radiator, and a door leading into the Jack and Jill Dressing Room/Study.

## Bedroom Two

10' 2" x 9' 5" ( 3.10m x 2.87m )

With a double glazed window to the rear elevation, radiator, coved ceiling, and a door leading into the Jack and Jill Dressing Room/Study.

## Dressing Room/Study

9' 3" x 5' 2" ( 2.82m x 1.57m )

With a double glazed window to the side elevation, fitted boiler cupboard with wall-mounted Worcester Bosch combi boiler fitted for central heating and domestic hot water, and a radiator.

## Outside

### Front

A decorative block paved driveway with block paved pathways encircling an ornamental flowerbed and shrubbery border, detached garage building of brick construction with a flat felted roof and up-and-over door to the front, and an arched gateway leading to the rear garden.

### Rear

A wide and private two-tiered rear garden with level lawns, paved sun terrace, two aluminium-framed greenhouses, with the rear door to the garage building off the rear gardens, exceptionally private surrounded by high clipped conifer screen.



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welcome to

## Dulverton Avenue, Vicars Cross Chester

- A Spacious and Extended Semi-Detached Home
- 2 Bedrooms
- Large Corner Plot
- Cul-de-Sac Location
- Lovely Private Gardens

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

**£270,000**



Please note the marker reflects the postcode not the actual property

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