



# 18 Churchward Close

*A stunning contemporary detached family home, with a south-facing garden and a captivating open plan kitchen, dining and family space for entertaining. Boasts 5 bedrooms, a garage and off-street parking, conveniently located close to the City Centre, University, Hospital and other amenities.*



## The property is approached

by a block-paved pathway leading to the front door with frosted glazed panel.

## Entrance Hall

Setting the tone for the house in a delightful contemporary style, the entrance hall benefits from high gloss tiles and a stripped timber staircase rising to the first floor, with an under-stairs storage cupboard and built-in cloakroom cupboard, a radiator, a contemporary oak-look door with a glazed centre panel leads into the Lounge, and further doors opening into the Study and the Kitchen/Dining/Family Room.

## Lounge

14' 6" x 13' (4.42m x 3.96m)

A light and spacious room with a wide uPVC double glazed window to the front elevation overlooking the front garden, radiator, coved ceiling, central chimney breast with inset coal-effect living flame gas fire in recess with marbled hearth, and recessed spotlights.

## Kitchen/Dining/Family Room

32' 6" x 12' 2" (9.91m x 3.71m)

The WOW space - a simply stunning, superbly equipped and beautifully presented open plan family living space, dramatic, purposeful and impressive. With continuation



of the high gloss tiling from the hallway, this marvellous open plan space has a superbly appointed kitchen area with an abundance of high-quality materials including natural stone worktops, high gloss kitchen units, and quality appliances. Extensive work surfaces with drawers and cupboards under, inset stainless steel sink with mixer tap over, inset 4-ring electric hob with splashback and angled extractor over, integral tall larder fridge and freezer, integral double oven and grill combination unit, integral dishwasher, base units to include multiple drawers and cupboards extending to provide a breakfast bar, recessed spotlights and pendant light fittings, coved ceiling, two contemporary vertical radiators and three sets

of twin uPVC French doors with integral blinds, opening to rear terrace/garden with views over same, ample space for a dining table and family sitting area, a coved ceiling, and a contemporary door leading through to the Utility Room.

## Study

11' 3" x 8' (3.43m x 2.44m)

Approached through a contemporary door leading from the hallway, with a large uPVC double glazed window with horizontal blinds fitted to the front elevation, and a radiator - a most useful study or playroom space.



## Utility Room

7' 11" x 5' 4" (2.41m x 1.63m)

With continuation of the high gloss tiling, granite worktop with inset stainless steel sink with mixer tap over, space and plumbing under worktop for a washing machine, fitted storage cupboards, radiator, recessed spotlights, and ceiling extractor.

## Ground Floor WC

## First Floor Landing

An attractive stripped timber turning staircase rising to a wide and light first floor landing, access to the roof storage space, built-in boiler cupboard with fitted shelving and containing wall-mounted Worcester Bosch gas combi boiler for central heating and domestic hot water.

## Bedroom One

14' 5" x 11' 5" (4.39m x 3.48m)

A lovely light room with a uPVC double glazed window to the front elevation, radiator, ample space for wardrobe cupboards, and a contemporary door leading in to the En-suite Shower Room.

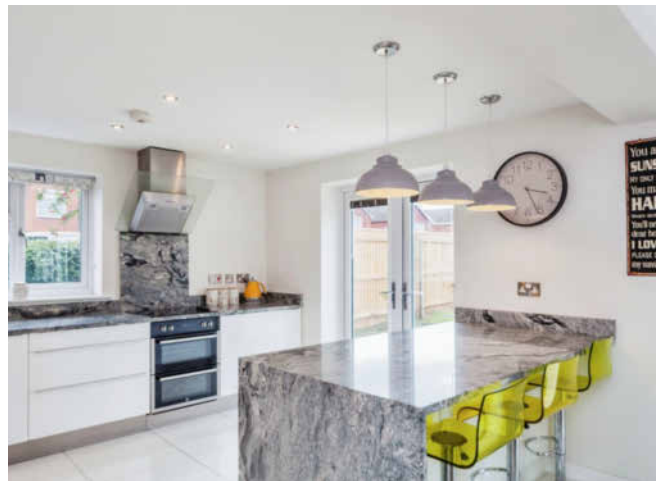
## En-Suite Shower Room

Comprising a fully tiled shower cubicle with shower screen door and fitted thermostatic shower with rain head, ceiling spotlight, extractor, low level dual flush WC with concealed cistern, complementary tiled surround, wash basin with tiled splashback and cupboard under, wall-mounted towel rail/radiator and a uPVC double glazed window to the side elevation.

## Bedroom Two

13' 3" x 10' 9" (4.04m x 3.28m)

A large double bedroom with a uPVC double glazed window to the front elevation, radiator, and a range of





fitted wardrobe cupboards with hanging space and shelving.

### Bedroom Three

13' x 10' 8" ( 3.96m x 3.25m )

A large double bedroom with a uPVC double glazed window to the rear elevation overlooking the rear garden, radiator, and a wide range of fitted wardrobe cupboards with hanging space and shelving.

### Bedroom Four

11' 4" x 7' 5" ( 3.45m x 2.26m )

With a uPVC double glazed window to the rear elevation with a view over the rear garden, radiator, and space for a wardrobe.

### Bedroom Five/Office

9' 2" max x 10' 3" max ( 2.79m max x 3.12m max )

With a uPVC double glazed window to the front elevation, and a radiator - a most useful extra space.

### Bathroom

Superbly appointed with a contemporary white bathroom suite comprising a panel bath in a tiled surround with side-mounted mixer tap, a large fitted shower tray with a



glazed surround and a thermostatic shower with handheld attachment and pancake head, low level WC with dual flush and concealed cistern in a tiled surround with display shelf over, wash basin with waterfall mixer tap and drawer units under, a uPVC double glazed window to the rear elevation overlooking the garden, radiator, recessed ceiling spotlights and a ceiling-mounted extractor fan.

### Outside

The front garden is laid to lawn with a pathway leading to the front door. Bounded by timber fencing with a high

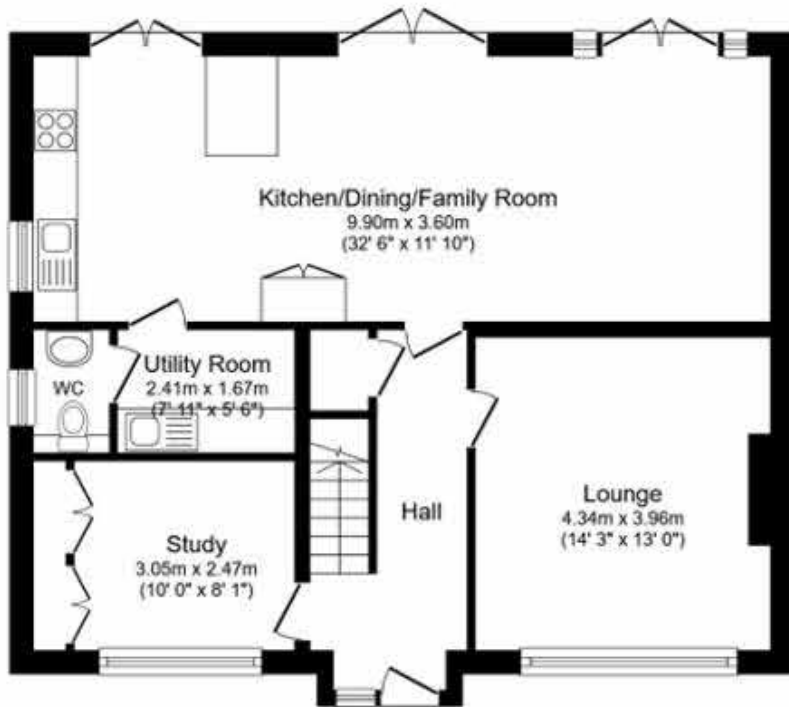
degree of privacy and security, the principal garden lies to the rear of the property with a wide and deep flagged patio, level lawn, a sun terrace at the foot of the garden, and a door at the rear leading to the parking area and garage.

### Garage

17' 7" x 8' 4" ( 5.36m x 2.54m )

A detached garage of prefabricated construction with an up-and-over door.

Total floor area 174.8 m<sup>2</sup> (1,882 sq.ft.) approx



### Ground Floor

Floor area 81.0 m<sup>2</sup> (872 sq.ft.) approx



### First Floor

Floor area 80.1 m<sup>2</sup> (863 sq.ft.) approx



### Garage

Floor area 13.7 m<sup>2</sup> (147 sq.ft.) approx

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

# 18 Churchward Close, Chester CH2 2BG

This luxurious five-bedroom family home hosts an open plan kitchen, dining and family space which is the jewel in the crown where family and friends come together. This leads to spacious south-facing private gardens with a garage and off-street car parking. The front of the house boasts an airy, peaceful lounge and a study overlooking the front garden. Bespoke wooden stairs lead up to an open landing space with 4 good-sized bedrooms and a contemporary family bathroom, the final is the master bedroom which includes an en-suite. A truly special extended home presented in immaculate condition in a convenient location close to the centre of Chester and other local amenities. Council Tax Band: E

Offers in excess of

**£500,000**

- A Stunning 5-Bedroom Detached Home with Contemporary and Extended Accommodation
- A Superb Open Plan Kitchen/Dining/Family Space
- Private South-Facing Gardens
- Off-Street Car Parking plus Garage

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

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