



**PORTFOLIO**  
from



Frost Drive, Chester CH2 1AR

# 10 Frost Drive

*A large, versatile and nearly new executive detached family house on this prestigious development, just a stone's throw from the Countess of Chester Hospital, with four double bedrooms, three bathrooms (two en-suites) and flexible family living space are the virtues of this excellent detached house.*



A large versatile and nearly new executive detached family house on this prestigious development Just a stone's throw away from the Countess of Chester Hospital and within walking distance of the shops and facilities of the Bache and Mill Lane, with the Morrison's supermarket, bakers, pubs, etc. close by. Chester city centre and its myriad of amenities, leisure facilities, educational and shopping lie only 1.5 miles distant.

Accommodation is approached via tarmac driveway to sheltered entrance area with flagged threshold, double glazed front door with frosted and leaded light effect double glazed inserts to entrance hall wide light and lovely with timber effect flooring fitted, staircase rising to 1st floor and door to integral garage, radiator, under-stairs storage cupboard.

Ground floor cloak room, timber effect flooring, pedestal hand wash basin with mixer tap over, tiled splashback, low level dual flush WC, ceiling mounted extractor. Four double bedrooms, three bathrooms (two en-suites) and flexible family living space are the virtues of this excellent detached house set amongst others of similar quality and constructed three years ago with the balance of NHBC warranty remaining.



## Living Room

*12' 10" x 17' 6" (max) (3.91m x 5.33m (max))*

Carpeted floor, box bay window to front with double glazed panel inserts and radiator under, wide range of fitted units to include multiple shelves, display surface and cupboards under and recess for TV, second radiator.

## Kitchen/Family Room

*Irregular Shaped Room 29' 10" x 12' 8" (max) (9.09m x 3.86m)*

The wow space! Stunning open plan family living space, light and versatile with ample space for dining table and chairs and seating area/family living space stretches full

width to the rear of the house. Timber effect flooring throughout.

Kitchen area: ceiling spotlights, contemporary style kitchen, extensive timber effect work surfaces with drawers and cupboards under, matching island unit with breakfast bar and cupboards under, work surface with matching up stand, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, inset 5-ring gas hob with chromed splashback and chromed extractor unit over integral electric double oven and grill combination unit, integral larder fridge and freezer, matching range of wall cabinets with under lighting.

Wide and light dining area with UPVC double glazed concertina doors opening to rear terrace and garden and snug/family area with full width range of fitted display shelving with over lighting.

### Utility Room

6' 8" x 5' 6" (2.03m x 1.68m)

Continuation of timber effect flooring, work surface to match the kitchen, with stainless steel sink and drainer unit with mixer tap over, space and plumbing under work surface for washing machine and tumble dryer, fitted shelving, extractor, and frosted double glazed personal door to side pathway.

### Master Bedroom

15' 7" x 12' 9" (4.75m x 3.89m)

UPVC double glazed windows to front, corner fitted range of wardrobe cupboards with hanging space and shelving and further triple wardrobe unit, two radiators, recessed ceiling spotlights.

### En-Suite

Large and well appointed with timber effect flooring, double width fully tiled shower cubicle with thermostatic shower and sliding shower screen door, pedestal wash basin with mixer taps over, low-level dual flush WC, radiator, frosted double glazed window to side, complementary wall tiling.

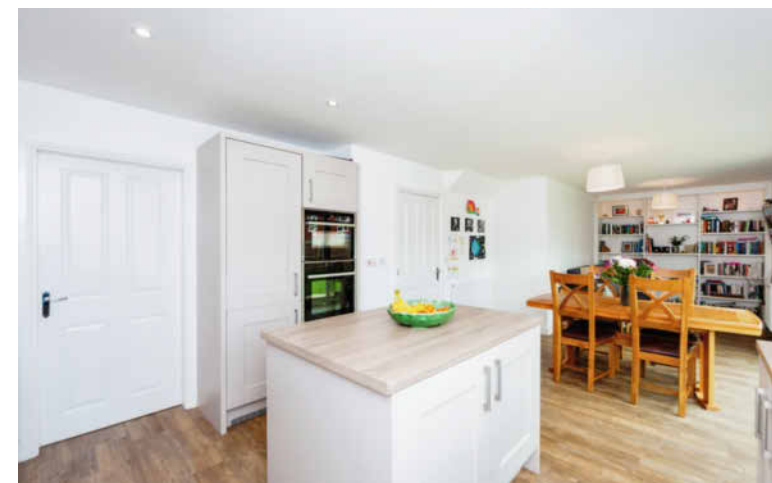
### Bedroom Two

10' 8" x 11' 11" (3.25m x 3.63m)

UPVC double glazed window to rear with radiator under, triple fitted wardrobes with hanging space and shelving.

### En-Suite

Timber effect flooring, recessed ceiling spotlights, ceiling mounted extractor fan, fully tiled shower cubicle with thermostatic shower and folding shower screen door, pedestal wash basin with mixer taps over, low level dual





flush WC, radiator, complementary wall tiling.

### Bedroom Three

12' 1" (max) x 9' 9" (3.68m (max) x 2.97m )

UPVC double glazed window to rear overlooking rear gardens, radiator, large recess suited for fitted wardrobes.

### Bedroom Four

12' (max) x 10' 5" (3.66m (max) x 3.17m )

UPVC double glazed window to front with radiator under, fitted kneehole desk unit with drawers to side and overhead storage cupboards.

### Family Bathroom

Timber effect flooring fitted contemporary white suite of panel bath in tiled surround with electric shower over and mixer taps, folding shower screen, low level dual flush WC, fitted hand wash basin with mixer tap over and drawer unit under, radiator, complementary wall tiling, frosted UPVC window to rear, recessed ceiling spotlight, ceiling mounted extractor fan.



### Outside: Front

Double width tarmac driveway with ample parking, front garden laid to lawn, side pathway with gated access to the rear garden. Electric vehicle charge point.

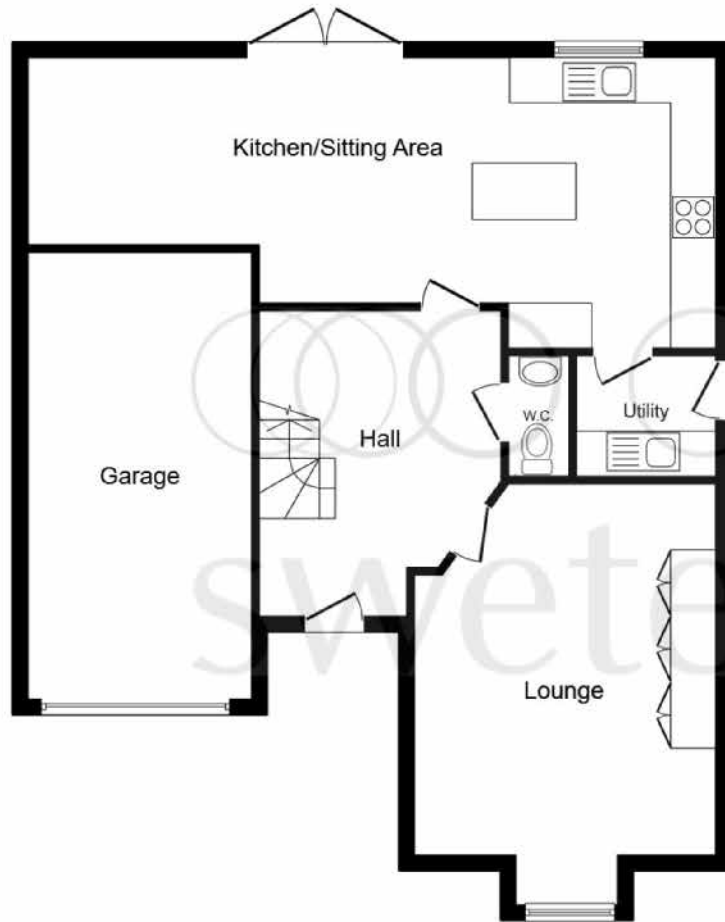
### Rear

The rear garden is of irregular shape and of particularly good size, bounded by close board timber fencing for security and privacy, with flagged pathways to the side and flagged patio area, remainder of the garden is laid to level lawn with inset shrubs.

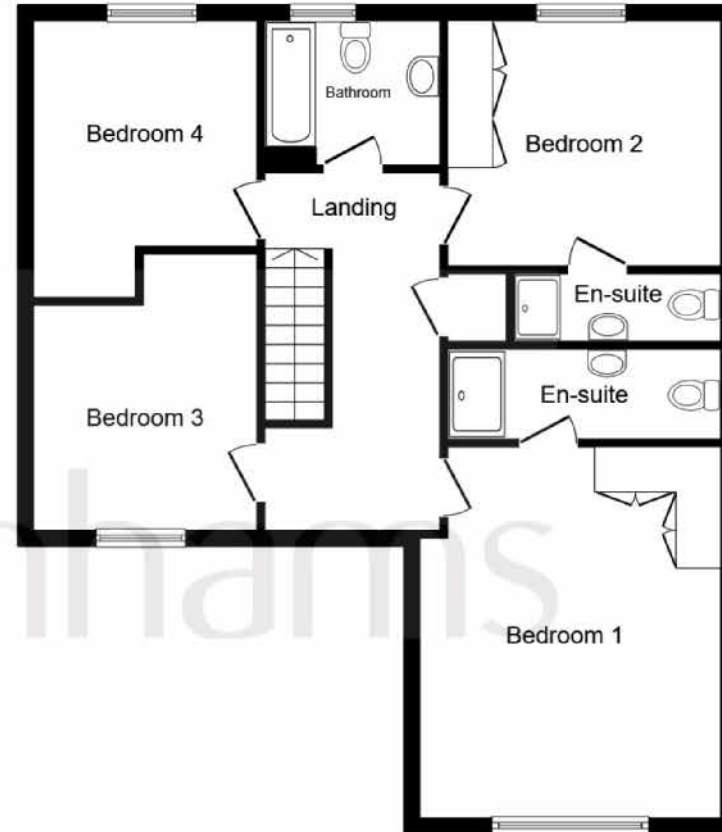
### Garage

10' x 19' 6" (3.05m x 5.94m )

Up over door to front, wall mounted gas fired boiler for central heating and domestic hot water, most usefully connected to house with an internal door to the hallway.



**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

## 10 Frost Drive

With 4 double bedrooms, 3 bathrooms (2 ensembles) and flexible family living space, this large, versatile and nearly new executive detached family house is set amongst others of similar quality on this prestigious development, constructed 3 years ago with the balance of NHBC warranty remaining. on this prestigious development, constructed 3 years ago with the balance of NHBC warranty remaining. Council Tax Band: F

Asking Price

**£550,000**

- Detached Executive Home with 4 Double Bedrooms
- 3 Bathrooms
- In Close Proximity to the Countess of Chester Hospital
- Within Walking Distance of Bache Shops and Facilities

Tenure: Freehold

EPC Rating: B



To find out more information or to arrange a viewing call

**01244 321321**

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