



PORTFOLIO
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Birch Heath Lane, Christleton, Chester CH3 7AP

Ivy Walls, Birch Heath Lane Christleton

This 4-bedroom detached family home is set within enchanting walled gardens with a double garage, close to the heart of this super popular village.



Entrance Hall

A front door with frosted glazed panel inserts leads into the entrance hall with radiator, coved ceiling, and a panel door leading into the Cloakroom/WC.

Cloakroom/WC

Comprising a low level WC, wash basin, part-tiled walls, and a radiator.

Main Reception Hall

A multi-paned glazed door leads into the main reception hall, with staircase rising to the first floor landing, coved ceiling, radiator, door to cloaks cupboard with fitted hanging rail and shelving, and doors off to the principal reception rooms.

Lounge

24' 5" x 12' 5" (7.44m x 3.78m)

A light and large family living space with a central fitted fireplace with inset coal-effect living flame gas fire, marbled hearth, timber surround and mantle, wall light points, coved ceiling, a double glazed window to the front elevation, and double glazed sliding patio doors leading out to the rear terrace and garden.

Dining Room

With a double glazed window with a delightful view of



the rear garden, radiator, Artexed and coved ceiling, multi-paned double doors from the living room, and a panel door from the hallway.

Kitchen/Breakfast/Family Room

17' 3" max x 22' 11" max (5.26m max x 6.99m max)

A large L-shaped room with tiled flooring, the kitchen area has a range of fitted timber wall and base units, timber-effect work surface with drawers and cupboards under, a matching range of wall cabinets, inset one and a half bowl stainless steel sink and drainer unit, a range of integrated appliances, inset four-ring gas hob, radiator, and a window overlooking the garden. The Breakfast/

Family Room area has a window to the front elevation, twin patio doors to the rear garden, and a radiator.

Utility Room

7' 10" x 7' 1" (2.39m x 2.16m)

With continuation of the tiled flooring, a frosted glazed door to the side elevation, windows overlooking the rear garden, a range of fitted wall and base units, inset stainless steel sink and drainer unit, space and plumbing under work surface for a washing machine, radiator, and a door to the integral garage.

First Floor Landing

From the hallway a turning staircase rises to the first floor landing with a window to the front elevation at half-landing level, part-galleried with access to roof space, radiator, built-in cupboard with fitted shelving. and doors off to all bedrooms and the bathroom.

Bedroom One

14' 9" x 12' 10" (4.50m x 3.91m)

With a window to the rear elevation overlooking the garden, radiator, recess with a range of fitted shelving and hanging rails, and a door leading into the shower room.

En-Suite

Comprising a fully tiled shower cubicle, complementary part-tiled walls, wash basin set in a vanity surround with cupboard under, low-level WC, radiator, and a frosted window to the front elevation.

Bedroom Two

12' 4" x 14' 3" (3.76m x 4.34m)

With a window to the rear elevation, radiator, a range of fitted wardrobe cupboards with hanging space and shelving and mirror fronted sliding doors.

Bedroom Three

12' 4" x 9' 9" (3.76m x 2.97m)

With a window to the rear elevation, radiator, fitted wardrobe cupboard with hanging space and shelving, and mirror fronted sliding doors.





Bedroom Four

8' 11" max x 7' 6" max (2.72m max x 2.29m max)

With a window to the rear elevation with views over the rear garden, and a radiator.

Family Bathroom

A coloured bathroom suite comprising a panelled bath in a tiled surround with mixer tap and shower attachment, low level WC, pedestal wash basin with mixer tap, tiled display shelf, complementary part-tiled walls, electric shaver point, radiator, and a frosted window to the front elevation.



Outside to Front

The property has a wide herringbone pattern block paved driveway which leads to the attached double garage. The front garden has a pleasant level lawn with beautiful shrubbery bed surround, and gated access to the rear garden.

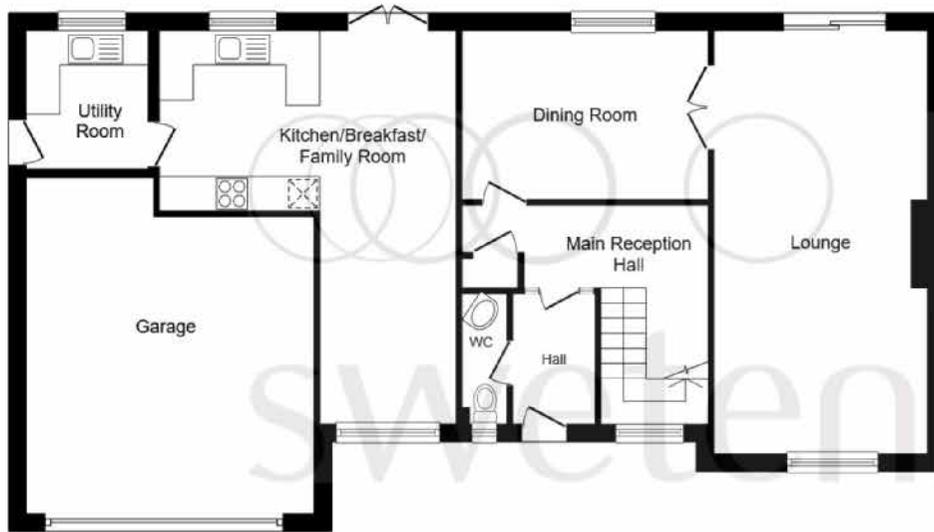
Garage

16' 8" x 19' (5.08m x 5.79m)

An integrated double garage with an up-and-over door.

The Rear Gardens are a Delight

A calm oasis near the centre of the village, fully enclosed and with a high brick wall at the rear which is ivy clad - giving the property its name - on either flank a tall and clipped conifer screen provides a high degree of privacy . The garden has a level flagged patio terrace, level lawn bounded by deep and well planted flower and shrubbery borders with a wide range of specimen plants and trees providing interest across all seasons.



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

welcome to Ivy Walls

This substantial detached family home is set within enchanting walled gardens with a double garage, close to the heart of this super popular village. The property, whilst modern, has scope for cosmetic improvement and potential extension, subject to the necessary planning consents and building regulations. The village of Christleton remains ever-popular with its superb school and its proximity to Chester Ring Road and the City Centre, with the village itself benefitting from a village shop, pubs, a lovely duck pond, and children's playground. Council Tax Band: G

Asking Price

£750,000

- A Substantial 4-Bedroom Detached House
- Popular Village Location
- Enchanting Walled Gardens
- Driveway Parking for Multiple Cars, plus Double Garage

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

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