

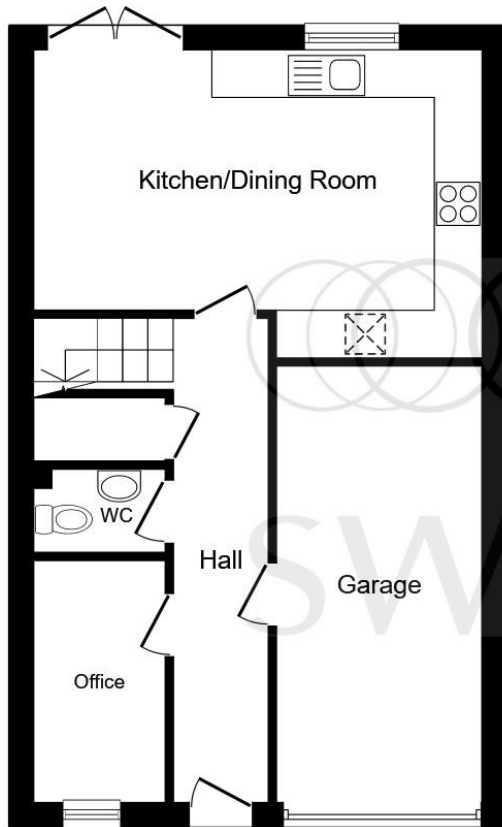


Dryersfield, Chester CH3 5RQ

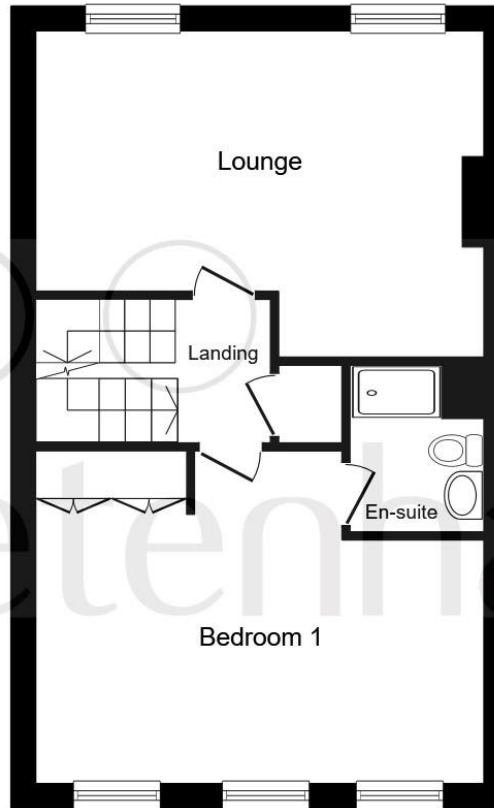
**welcome to
Dryersfield, Chester**

Arranged over 3 floors, this fantastic 4-bedroom property in the popular and desirable area of Boughton benefits from an integrated garage, driveway parking for two cars, and a larger-than-average rear garden with a patio area. Viewing is a MUST!

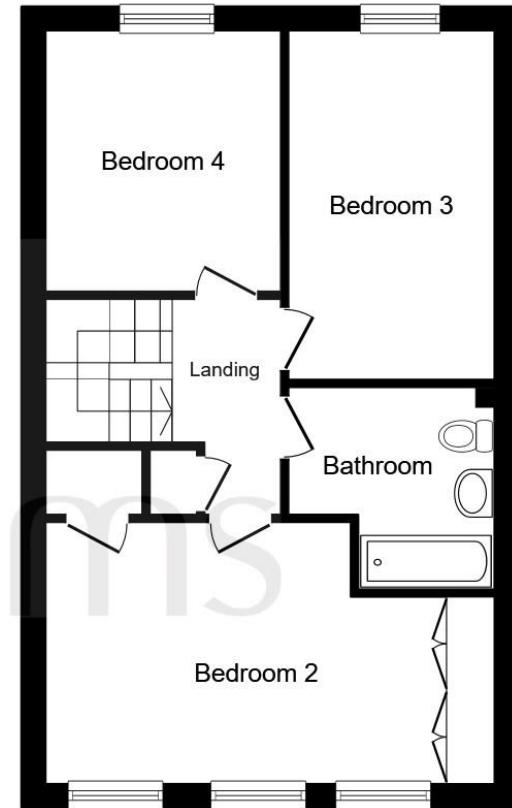




Ground Floor



First Floor



Second 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

Entrance Hall

Front entrance door leading into the hallway, carpeted staircase rising to the first floor landing, and timber-effect laminate flooring.

Kitchen/Dining Room

18' 6" x 12' 10" (5.64m x 3.91m)

Fitted with a range of white wall, base and drawer units with complementary work surfaces, stainless steel sink and drainer with mixer tap over, 4-ring gas hob with extractor over, integral double oven, space for a washing machine, room for a dining table and chairs, complementary part-tiled walls, French doors leading out to the rear patio, a window to the rear elevation overlooking the garden, and tiled flooring,

Office

10' 1" x 5' 4" (3.07m x 1.63m)

With a window to the front elevation.

Cloakroom/WC

Comprising low level WC and wash basin.

First Floor Landing

A turning staircase leads up from the ground floor, with doors leading to the Lounge and Bedroom One.

Lounge

18' 7" x 13' 6" (5.66m x 4.11m)

With two windows to the rear elevation overlooking the rear garden, coal-effect electric fire with marbled surround, hearth and decorative mantle, carpet flooring, and a radiator.

Bedroom One

18' 6" x 13' 4" (5.64m x 4.06m)

A light and airy double bedroom with 3 windows to the front elevation, carpet flooring, a radiator, and a door leading into the En-Suite Shower Room.

En-Suite

Comprising shower cubicle with electric shower, fully tiled walls, and glass sliding shower screen, low level dual flush WC, pedestal wash basin, complementary part-tiled walls, shaver point, and laminate flooring.

Second Floor Landing

Staircase leading up from the first floor, with doors leading to Bedrooms 2, 3 and 4, and the Bathroom.

Bedroom Two

18' 8" x 10' 10" (5.69m x 3.30m)

Another light and airy double bedroom with 3 windows to the front elevation, fitted wardrobes, carpet flooring, and a radiator.

Bedroom Three

14' 7" x 8' 5" (4.45m x 2.57m)

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

Bedroom Four

10' 10" x 9' 11" (3.30m x 3.02m)

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

Bathroom

A white bathroom suite comprising panelled bath with shower above, fully tiled walls with decorative banding and glass shower screen, low level dual flush WC, pedestal wash basin, contemporary ladder-style radiator, complementary part-tiled walls with decorative banding, and tile-effect laminate flooring.



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welcome to

Dryersfield, Chester

- A 4-Bedroom Property arranged over 3 Floors
- Popular and Desirable Area
- Ground Floor WC
- Integrated Garage
- Driveway Parking for 2 Cars
- A Larger-Than-Average Rear Garden with Patio Area

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

£440,000



Outside

Front

Block paved driveway with parking for two cars.

Rear

A larger-than-average rear garden, mainly laid to lawn with two small ornamental trees, patio area with decking, bounded by timber fencing, shrubbery border, and a paved pathway leading down one side of the lawn to a raised seating area with a useful timber garden shed.

Garage

18' x 8' 6" (5.49m x 2.59m)

Integral garage with white up-and-over door with glazed panels, accessible from the Entrance Hall.



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118549 - 0004

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