



PORTFOLIO
from **swetenhams**

Curzon Park South, Chester CH4 8AB

28 Curzon Park South

This beautifully presented and extended three-bedroom semi-detached house is in a most prestigious and convenient location. With light and spacious, flexible and immaculate accommodation, the house occupies a wedge-shaped plot with a wide frontage, lots of parking, and private enclosed rear gardens.



Canopy Entrance Porch

The house is approached over a pressed concrete driveway via electric sliding gates, leading to a canopy entrance porch with oak pillared supports and vaulted roof to a heavy timber front door with frosted glazing, leading into the Entrance Hall.

Entrance Hall

A wide, light and beautifully appointed hallway with staircase rising to the first floor landing, herringbone-pattern wood floor, antique-style radiator, understairs storage cupboard with hanging rail, and a part-glazed timber door leading into the Lounge/Dining Room, a further door leading into the Kitchen/Dining Area, and a sliding door leading into the Cloakroom/WC.

Cloakroom/WC

Tiled flooring, a frosted double glazed window to the side elevation, recessed spotlight, wash basin with cupboard under, tiled splashback, low level dual flush WC, display shelving, and a vertical chromed towel rail radiator.

Lounge/Dining Room

24' 9" + bay x 11' 4" max, narrowing to 9' 9" (7.54m + bay x 3.45m max, narrowing to 9' 9")

A lovely extended living space with a splay bay window to the front elevation with uPVC double glazed panel inserts,



radiator, extended at the rear with a part-vaulted ceiling with a Velux-style window, recessed ceiling spotlights, uPVC double glazed patio doors with views over the rear garden with integral blinds and matching panel adjacent, an inset cast iron wood burning stove on a slate-effect hearth with timber beam over, and a range of recessed storage cupboards and display shelving.

Kitchen/Dining Area

19' 6" max x 17' 8" max (5.94m max x 5.38m max)

A superbly appointed fully fitted kitchen with modern cream gloss units, both wall and base, extensive granite working surfaces with drawers and cupboards under, a 4-

ring gas hob with granite splashback and chromed extractor unit over, a stainless steel Butler-style sink with mixer tap over, an integral double oven and grill combination unit, integral microwave, integral dishwasher, integral washing machine, space for an American-style fridge freezer, an L-shaped opening to the breakfast area with a part-vaulted ceiling with Velux-style roof light, a timber breakfast bar with cupboards under and space for stools, herringbone pattern wood block floor, recessed ceiling spotlights, windows to the side and rear elevations, uPVC double glazed French doors leading out to the rear terrace and garden with attractive views over same, and integral blinds.

First Floor Landing

A turning staircase rises to the part-galleried first floor landing with an attractive timber banister and glazed panel, a uPVC double glazed window with a view over the front garden, radiator, access to roof storage space, and doors leading to all rooms.

Bedroom One

13' 5" x 9' 10" (4.09m x 3.00m)

With a full width range of fitted wardrobe cupboards with hanging space and shelving, uPVC double glazed windows with views over the rear garden, and a radiator.

Bedroom Two

11' 1" x 9' 11" (3.38m x 3.02m)

With uPVC double glazed windows with views over the rear garden, and a radiator.

Bedroom Three

6' 9" x 10' 10" (2.06m x 3.30m)

With uPVC double glazed windows with views over the front garden, and a radiator.

Bathroom

A contemporary white suite comprising panelled bath in a tiled surround with mixer tap over, wash basin set in a vanity surround with mixer tap and cupboards under, a corner shower cubicle with sliding shower screen doors, thermostatic shower and fully tiled walls, recessed ceiling spotlights, vertical chromed towel rail/radiator, extractor fan, wood-effect tiled flooring, and a uPVC double glazed frosted window to the rear elevation.

WC

Separate WC with timber-effect ceramic floor tiling, low-level dual flush WC, wash basin with tiled splashback and cupboard under, vertical chromed towel rail/radiator, display shelf, recessed ceiling spotlights, and a uPVC double glazed frosted window to the side elevation.





Externally

The property is approach via a sliding electric gate to an extensive pressed concrete parking and turning area, and to the detached garage building.

The front garden is laid to lawn with a wall and pillared surround. a mature willow tree, shrubbery border, bounded by close board fencing and a brick and rail fence.

The rear garden is wedge-shaped with raised stone flagged terraces and a step down to a level lawn, which is bounded by mature shrubbery beds, with a further paved terrace at the foot of the garden, bounded by a sleeper wall and rendered wall - a lovely sheltered alfresco dining area .The principal patio has an outside kitchen area with wood stores topped by a stone flagged worktop, and space for an external oven. There is gated access from the front to a utility/store area with an EV charging point.

Garage

16' 3" x 9' 7" (4.95m x 2.92m)

A detached garage with an up-and-over door to the front, with electric light and power, and a personal door to the rear.

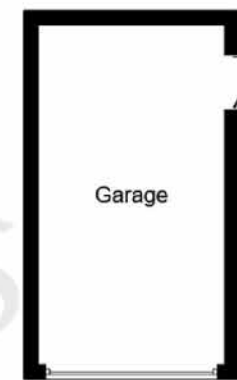




Ground Floor



First Floor



Garage

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

28 Curzon Park South, Chester CH4 8AB

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Asking Price

£575,000

- A Beautifully Presented and Extended 3-Bedroom Semi-Detached Home
- Light, Spacious, Flexible and Immaculate Accommodation
- In a Most Prestigious and Convenient Location
- Private Enclosed Garden and Lots of Parking

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

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