



Daniell Way, Great Boughton, Chester CH3 5XH

Welcome to

Daniell Way, Great Boughton, Chester

Situated in the corner of a prestigious cul-de-sac, this beautifully presented linked detached bungalow has 3 bedrooms, a conservatory, garage, driveway parking and gardens to front and rear.



The Property Is Approached

over a paved pathway leading to a uPVC double glazed front door.

Entrance Hall

The Entrance Hall is L-shaped with a uPVC double glazed window to the side elevation, timber-effect flooring, radiator, fitted cloaks cupboard with hanging rail and shelving, a uPVC double glazed door leading out to the rear terrace and garden, a connecting door to the garage, and doors leading to the Lounge/Dining Room and to Bedroom 3/Study.

Bedroom Three/Study

12' 2" x 8' 4" (3.71m x 2.54m)

With continuation of the timber-effect flooring, a uPVC double glazed window with vertical blinds to the front elevation, a vertical contemporary panel radiator, and carpet flooring.

Lounge/Dining Room

Irregular Shaped Room 16' 7" min x 11' 1" (5.05m min x 3.38m)

plus 9' 7" x 8' 4" (2.92m x 2.54m)

A superb L-shaped room - a large, light and versatile living space with a uPVC double glazed window to the front elevation with timber cill under and radiator, opening into the dining area - with sliding double glazed patio doors leading into the Conservatory, a further radiator, coved ceiling, chimney breast with fitted coal-effect gas fire on a marbled hearth with decorative timber fire surround and mantle, and carpet flooring.

Kitchen

9' 11" x 8' 2" (3.02m x 2.49m)

Very well appointed with a contemporary white gloss fitted kitchen, with wall and base units, an extensive work surface with drawers and cupboards under, inset induction hob unit with contemporary extractor over, tiled splashback, inset stainless steel sink and drainer unit, integrated dishwasher, integrated fridge and freezer, integrated double oven and grill combination unit, a matching range of wall cabinets, ceramic tiled floor, a uPVC double glazed window with tiled cill to the side elevation overlooking the garden, and recessed ceiling spotlights.



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Conservatory

11' 3" x 8' 8" (3.43m x 2.64m)

An excellent additional living space, with ceramic tiled floor, exposed brick walls, dwarf walls with a uPVC double glazed panel surround and a pitched opaque roof, a uPVC double glazed door opening out to the rear garden with attractive views all around, wall light point and radiator.

Inner Hall

From the dining area, doorway to inner hall with coved ceiling and doors off to

Bedroom One

14' min x 10' 8" (4.27m min x 3.25m)

A large and light triple aspect bedroom with windows to the side and rear elevations and an internal window to the conservatory, coved and artexed ceiling, radiator, a range of wardrobe cupboards, including a sliding mirror-fronted wardrobe with hanging space and shelving and a further fitted wardrobe with hanging space and shelving, access to roof storage space, and carpet flooring.

Bedroom Two

12' 3" x 8' 10" (3.73m x 2.69m)

A good double bedroom with a uPVC double glazed window overlooking the rear garden, radiator, Artex and coved ceiling, fitted wardrobe cupboards with mirror-fronted sliding doors, hanging space and shelving, and carpet flooring.

Shower Room

Superbly appointed for easy access and maintenance in a wet room style with non-slip wet room floor, a walk-in shower enclosure with a glazed shower screen and fitted thermostatic shower, low level dual flush WC, wash basin set in a vanity surround with cupboard unit under, mirror-fronted bathroom cabinet, contemporary wall-mounted vertical radiator, complementary fully tiled walls (floor to ceiling), a uPVC double glazed frosted window to the side elevation, recessed ceiling spotlights, combination spotlight and extractor fan unit, and a boiler cupboard with wall-mounted Worcester gas-fired Combi boiler for central heating and domestic hot water with shelving unit over.

Garage

17' 3" x 9' (5.26m x 2.74m)

Accessed via a doorway from the hall and by an electric roller shutter door from the front elevation, with a vaulted ceiling with overhead storage space, electric light and power, space and plumbing for a washing machine/tumble dryer, and a frosted window to the rear elevation.

Externally

Outside to front: a block paved driveway leads to the tarmac private drive leading to the garage. There is a slated area of hardstanding and a paved pathway leading to the front door.

The front garden has a mature shrubbery bed and pathways around the side of the bungalow, leading to gated access to the rear garden.

The rear garden is mature and surrounded by close board timber fencing for security and privacy. There is a paved patio area and gravel terrace, a shaped lawn with flower and shrubbery borders, a further flagged patio area surrounding the conservatory extension, and an abundance of mature shrubs planted. The garden can be accessed from the hallway, the conservatory, or by the gate to the side elevation.

Welcome to

Daniell Way, Great Boughton, Chester

- A 3-Bedroom Linked Detached Bungalow
- Light, Spacious and Well Maintained Accommodation
- Conservatory
- Garage plus Driveway Parking
- Gardens to Front and Rear

Tenure: Freehold EPC Rating: C

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118624 - 0004

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swetenhams



01244 321321



chester@swetenhams.co.uk



28 Lower Bridge Street, CHESTER, Cheshire,
CH1 1RS



swetenhams.co.uk