



Larkspur Close, Chester CH4 8LP

Welcome to

Larkspur Close, Chester

A spacious 2-bedroom semi-detached house on a corner plot in a lovely cul-de-sac location, benefitting from a Conservatory extension, gardens to front and rear, and off-street parking.



Canopied Entrance Porch

A tarmacadam driveway leads to a canopy entrance with a flagged threshold and uPVC double glazed front door with frosted panel inserts, leading in to the entrance vestibule, with timber-effect flooring, coat hanging space, recessed ceiling spotlights, radiator, and a panel door leading into the Lounge.

Lounge

15' 1" x 10' 5" (4.60m x 3.17m)

With a uPVC double glazed window with vertical blinds and leaded light effect to the front elevation, radiator, carpeted staircase rising to the first floor landing, timber-effect flooring, and a panel door leading into the Kitchen/Breakfast Room.

Kitchen/Breakfast Room

13' x 8' 10" (3.96m x 2.69m)

Of generous size with continuation of the timber-effect flooring, comprising fitted kitchen units in light wood-effect with matching floor and wall units, ample work surfaces with drawers and cupboards under, an inset stainless steel sink and drainer unit with mixer tap over, an inset 4-ring gas hob with chrome splashback and chrome fan unit over, an integral oven and grill combination unit, space and plumbing under the work surface for a washing machine, space for a fridge and freezer, a matching range of wall cabinets including one concealing a wall-mounted Vaillant gas-fired boiler for central heating and domestic hot water, a uPVC double glazed window to the rear elevation overlooking the garden and sliding double glazed aluminium doors leading into the conservatory extension, radiator, and a large walk-in understairs storage cupboard with fitted shelving.

Conservatory Extension

12' 2" x 10' 11" (3.71m x 3.33m)

A superb additional living space with ceramic tile floor, radiator, dwarf walls with uPVC double glazed panel surround and vaulted triplex-style roof, vertical blinds, double glazed patio doors leading out to the rear terrace, the whole with views over the gardens.

First Floor Landing

A turning staircase rises from the Lounge to the first floor part-galleried landing, with access to roof storage space, recessed ceiling spotlights, radiator, carpet flooring, a uPVC double glazed window to the side elevation, and panel doors off to both bedrooms and the bathroom.

Bedroom One

13' 1" max x 9' 1" (3.99m max x 2.77m)

With two sets of uPVC double glazed windows to the front elevation, radiator, carpet flooring, and a fitted airing cupboard with tank.

Bedroom Two

13' 1" x 7' 11" (3.99m x 2.41m)

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

Bathroom

Comprising a panel bath with electric shower over and tiled surround with decorative banding, pedestal wash basin, low-level WC, radiator, recessed ceiling spotlights, ceiling-mounted extractor fan, and timber-effect flooring,

Externally

Occupying a generous corner plot, the front garden is laid to lawn, with a tarmacadam driveway providing parking for two vehicles, with gated access from the driveway leading to the garden which lies to the side and rear of the house. The garden is presently laid to lawn with flagged terraces and patio areas, surrounded by close board timber fencing with a high degree of privacy and security, and a number of mature shrubs and trees.



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Welcome to

Larkspur Close, Chester

- A 2-Bedroom Semi-Detached Property
- Corner Plot, Cul-de-Sac location
- Conservatory
- Gardens to Front and Rear
- Off-Street Parking

Tenure: Freehold EPC Rating: D

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118773 - 0003

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