

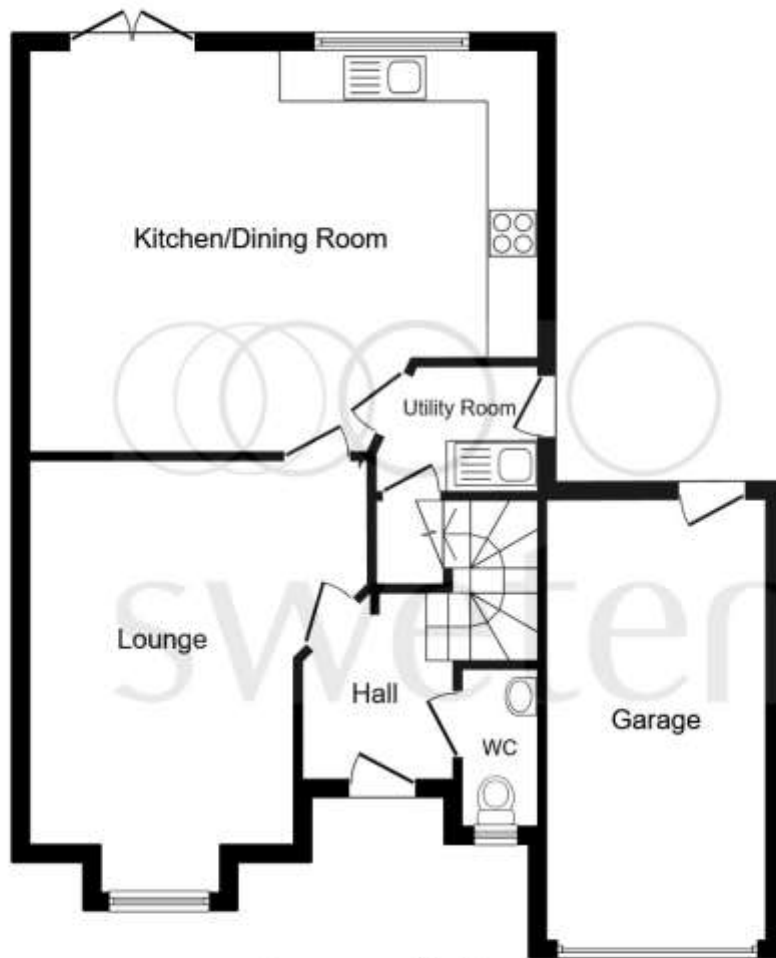


**Toft Close, Saltney, Chester CH4 8PX**

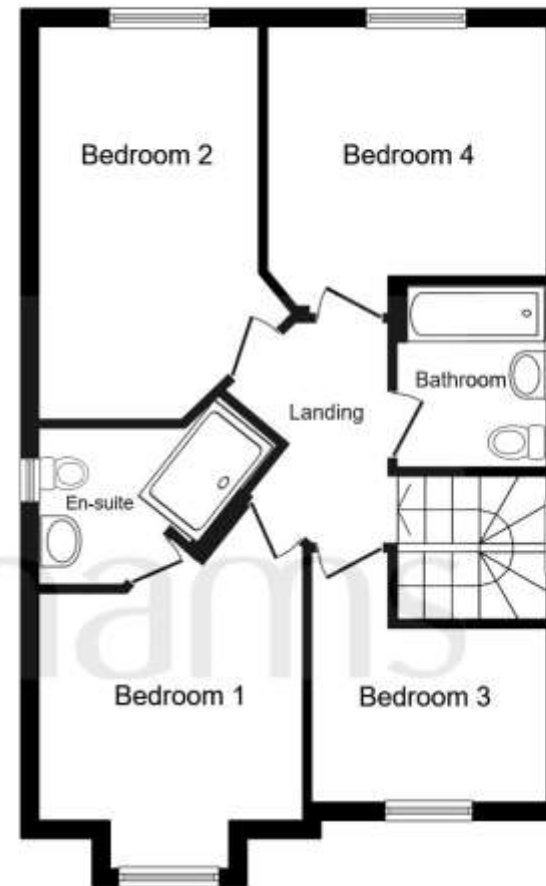
**welcome to**  
**Toft Close, Saltney, Chester**

\*\*\*NO CHAIN\*\*\* This superbly appointed corner plot 4-bedroom detached home, situated in a lovely cul-de-sac location on a well-respected development, benefits from extended parking space, garage and wraparound garden.





**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](http://www.focalagent.com)

**The property is approached** over block paved pathways and parking area, leading up to a paved threshold and panel front door with frosted leaded light and stained glass insert.

### **Entrance Hall**

A wide, light and beautifully appointed entrance hall with high-quality timber-effect flooring that runs through into the ground floor cloakroom and lounge, radiator, and a carpeted staircase rising to the first floor landing.

### **Cloakroom/WC**

With continuation of the timber-effect flooring, low-level dual flush WC, wash basin with cupboard under and tiled splashback, radiator, and a frosted double glazed window with tiled cill to the front elevation.

### **Lounge**

13' 2" narrowing to extending to 10' 3" x 16' 9" into bay ( 4.01m narrowing to extending to 3.12m x 5.11m into bay ) Beautifully appointed, with continuation of the timber-effect flooring, radiator, a box bay window to the front elevation with fitted window seat and storage under, a recess containing a wood-burning stove set on a tiled hearth, with a view over the front garden, and a panel door with glazed insert leading into the Kitchen/Dining Room.

### **Kitchen/Dining Room**

19' 9" x 11' 11" ( 6.02m x 3.63m )  
A stunning open plan family living space with beautiful slate-effect tiled flooring throughout, with an extensive range of fitted kitchen units. both wall and base, in cream gloss effect, timber work surfaces with drawers and cupboards under, an inset 4-ring Bosch glass-topped hob with contemporary chrome and glass canopy extractor over, an inset Butler-style sink and drainer unit with mixer tap over, integral electric oven and grill combination unit, integral dishwasher, space for an upright American-style fridge freezer, a uPVC double glazed window overlooking the rear garden, recessed ceiling spotlights, radiator, uPVC double glazed patio doors leading out to the rear terrace and garden, and a door leading into the Utility Room.

### **Utility Room**

5' 11" max x 4' 10" ( 1.80m max x 1.47m )  
Continuation of the slate-effect floor tiling, timber-effect work surface, inset stainless steel sink with mixer tap over and cupboard under, space and plumbing under worktop for a washing machine, recessed ceiling spotlights, a uPVC double glazed door leading out to the rear garden, and a door to an understairs storage space.

### **First Floor Landing**

A turning carpeted staircase rises from the hallway to the first floor landing, with a frosted uPVC double glazed window to the side elevation casting light over the stairwell and landing, access to roof storage space, carpet flooring, and doors off to all bedrooms and the bathroom.

### **Bedroom One**

12' plus entrance x 10' 4" ( 3.66m plus entrance x 3.15m )  
With a uPVC double glazed bay window to the front elevation, radiator, carpet flooring, and door leading into the En-Suite Shower Room.

### **En-Suite Shower Room**

Refitted and presented in outstanding contemporary style, with high gloss floor tiles and matching wall tiles, recessed ceiling spotlights, a frosted double glazed window to the side elevation with tiled cill, pedestal wash basin with mixer tap, dual flush low-level WC, vertical chrome towel rail/radiator, and a small step up to a walk-in wet-room-style shower enclosure with mosaic tiled floor, high gloss walls, tiled surround, recessed ceiling spotlights, ceiling-mounted extractor overhead, and handheld showerheads.

### **Bedroom Two**

11' 2" x 8' 9" ( 3.40m x 2.67m )  
With a uPVC double glazed window overlooking the rear garden, carpet flooring, and a radiator.

### **Bedroom Three**

9' 2" x 6' 5" plus entrance ( 2.79m x 1.96m plus entrance )  
With a uPVC double glazed window overlooking the front garden, carpet flooring, and a radiator.

### **Bedroom Four**

10' 10" x 7' 2" ( 3.30m x 2.18m )  
With a uPVC double glazed window overlooking the rear garden, carpet flooring, and a radiator.

### **Family Bathroom**

A white bathroom suite comprising a panelled bath in a tiled surround with mixer tap and electric shower over, shower screen, pedestal wash basin with mixer tap, dual flush low-level WC, chrome wall-mounted towel rail/radiator, a frosted uPVC double glazed window with tiled cill to the side elevation, recessed ceiling spotlights, ceiling-mounted extractor fan, and slate-effect floor tiling.

### **Externally**

To the front of the property is an extra wide driveway with block paving, offering parking for multiple vehicles, leading to an attached single garage. The front garden is laid to lawn with mature hedging to side and front, with a mature Laurel screen adjacent to the driveway parking area. Fenced and gated access leads to the side and rear gardens, which are predominantly laid to level lawn with flagged and block edged pathways, with a generous flagged patio immediately to the rear of the house. The rear garden, which is wrapped around, is bounded by close board timber fencing with a good degree of privacy and security, with a mature shrubbery bed at the foot of the garden, a separate raised decking terrace, and a log store.

### **Garage**

16' 8" x 8' 3" ( 5.08m x 2.51m )  
With an up-and-over door to the front elevation, wall-mounted cupboards, electric light and power, a wall-mounted Worcester gas-fired combi boiler for central heating and domestic hot water, access to overhead storage space, and a personal door accessed from the rear garden.



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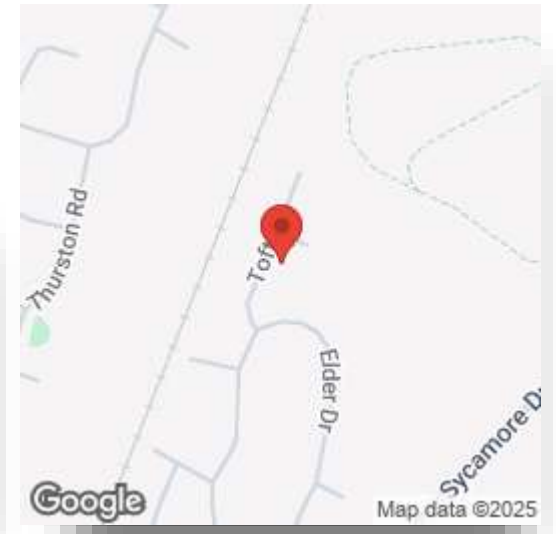
## Toft Close, Saltney Chester

- NO CHAIN
- A 4-Bedroom Detached Executive Family Home
- Corner Plot, Cul-de-Sac Location
- Extended Parking Space
- Attached Garage
- Wraparound Garden

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: D

**£350,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note the marker reflects the postcode not the actual property

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