



Cherry Gardens, Great Boughton, Chester CH3 5ES

Welcome to

Cherry Gardens, Great Boughton, Chester

This stylish 3-bedroom end of terrace house is presented in exemplary condition and benefits from a stunning kitchen/dining room, 2 reception rooms, a ground floor Utility Room/WC, a pleasant private and secluded gardens, and private parking.



Entrance Hall

With tiled flooring, a wall-mounted electric heater, a uPVC double glazed window to the side elevation overlooking the driveway, and hanging space, opening into the Kitchen/Dining Room.

Kitchen/Dining Room

15' 5" x 15' 5" (4.70m x 4.70m)

A superb living space with timber flooring, comprising an extensive range of quality fitted kitchen units, both wall and base, extensive fitted quartz work surface with drawers and cupboards under, an inset one and a half bowl sink and drainer unit with mixer tap over, an inset 4-ring Neff electric hob in a central island unit which extends from the breakfast bar, integrated dishwasher, integral double oven and grill combination unit, recess for a large American-style fridge freezer, ample space for a dining table and chairs, radiator, recessed ceiling spotlights, a uPVC double glazed window overlooking the driveway, and a wide opening with twin doors with multi-glazed panel inserts leading into the Garden Room.

Garden Room

15' 5" x 7' 5" (4.70m x 2.26m)

A lovely light extra living space with continuation of the timber flooring, a vaulted ceiling with Velux-style windows, uPVC double glazed French doors with fitted blinds leading out to the rear terrace and garden, with matching panel windows adjacent, and a radiator.

Inner Hall

A door from the kitchen leads into the Inner Hall, with continuation of the timber flooring, staircase rising to the floor landing, and a door leading to the Utility Room/WC.

Utility Room/Wc

6' 1" x 5' 7" (1.85m x 1.70m)

Comprising a fitted work surface with space and plumbing under for a washing machine and space for a tumble dryer, wash basin with vanity cupboard

under, tiled splashback, WC, radiator, wall-mounted storage cupboards, a frosted double glazed window to the front elevation, wall-mounted extractor fan, radiator, and a stripped timber floor.

Lounge

11' 4" x 9' (3.45m x 2.74m)

A cosy and well proportioned room with a uPVC double glazed window to the front elevation, recessed ceiling spotlights, and a radiator.

First Floor Landing

A turning staircase rises to the first floor landing, with access to the roof storage space, a radiator, and doors of to

Bedroom One

12' 1" x 9' 10" (3.68m x 3.00m)

With a uPVC double glazed window to the front elevation with radiator under, a range of built-in wardrobe cupboards with hanging space and shelving, and a door leading into the En-Suite Shower Room.

En-Suite Shower Room

Comprising a fully tiled shower cubicle with shower screen door and fitted thermostatic shower with both handheld and overhead showerhead, low-level dual flush WC, wash basin with drawer units under, wall-mounted electric shaver point, a frosted double glazed window to the front elevation wall-mounted extractor, vertical towel rail/radiator, complementary wall tiling, and tiled flooring.

Bedroom Two

8' 9" x 6' 7" + entrance (2.67m x 2.01m + entrance)

With a uPVC double glazed window overlooking the rear garden with radiator under.

Bedroom Three

9' 5" x 6' 3" (2.87m x 1.91m)

With a uPVC double glazed window overlooking the rear garden with radiator under.

Bathroom

A well-appointed bathroom comprising a panelled bath in a tiled surround with thermostatic mixer valve shower unit over with both handheld and overhead showerhead, a concertina shower screen, dual flush low level WC, wash basin with mixer tap and drawer units under, tile-effect flooring, a contemporary wall-mounted towel rail/radiator, electric shaver point, a wall-mounted extractor, and a frosted double glazed window to the side elevation.

Externally

With driveway parking at the front of the property for two vehicles, and gated access to the side and rear garden. The rear garden is surprisingly generous and is wrapped around with flagged patio areas ideal for alfresco dining, level lawn, the whole surrounded by mature hedging screens providing a high degree of privacy and security.



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Cherry Gardens, Great Boughton, Chester

- A 3-Bedroom End Terrace Property
- 2 Reception Rooms
- Ground Floor Utility Room/WC
- Private and Secluded Gardens
- Private Parking

Tenure: Freehold EPC Rating: C

£325,000



Please note the marker reflects the postcode not the actual property

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