

Town & Country

Estate & Letting Agents

Earlsway, Curzon Park

£670,000



This is a stunning four-bedroom detached house in Curzon Park with a spacious hallway, living room, dining room, and an impressive open-plan dining kitchen/family room with bi-folding doors to the rear garden. It also has a utility room, four bedrooms, two en-suites, and a family bathroom with a claw foot bath. Additionally, it has UPVC double glazed windows, gas-fired central heating, a burglar alarm, and a garden room/home office, along with a separate workshop/garden storage room. The property has a front garden with a block-paved driveway and a rear garden comprising a large flagged terrace, a neatly laid lawn, and a shrub border with wooden sleeper edging.

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DESCRIPTION

This four-bedroom detached house is situated in the sought-after Curzon Park suburb and boasts a high-quality finish throughout. The property comprises an entrance hall leading to a spacious reception hallway, a downstairs WC with a built-in cupboard housing the central heating boiler, a living room with a bay window overlooking the front, a separate dining room/study, an impressive open-plan dining kitchen/family room with bi-folding doors to the rear garden, a utility room, a galleried style landing, a principal bedroom with an en-suite shower room, a second bedroom with an en-suite shower room, two additional bedrooms, and a family bathroom with a claw foot bath and separate shower. Additionally, the property benefits from UPVC double glazed windows, gas-fired central heating, and a burglar alarm. Externally, the property boasts a lawned garden at the front with a block-paved driveway and a gated pathway at the side providing access to the rear garden. The rear garden comprises a large flagged terrace, a neatly laid lawn, two flower, shrub and fruit tree borders with wooden sleeper edging, and a gated crushed slate driveway leading to a garden room/home office along with a separate workshop/garden storage room.



LOCATION

Curzon Park is generally considered to be one of Chester's foremost residential locations being conveniently situated within walking distance of the City Centre and the local shopping facilities available in Handbridge and Westminster Park. There is primary and secondary Schools. Leisure facilities include golf courses, tennis club, squash court, fitness centre and the extensive facilities of the City Centre. Easy commuting is available via the M53 motorway which leads to the motorway network and the A55 North Wales Trunk Road.

DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 4th exit onto Curzon Park N, slightly left onto Earlsway. The house being immediately after the turning into Northway.

ENTRANCE HALL

The entrance to the property is adorned with a composite, central locking, double glazed door, which features decorative inserts. Upon entering, you are greeted by a recessed LED ceiling spotlight that illuminates the area. A burglar alarm control pad is strategically placed, providing added security to the premises. The floor is fitted with engineered oak flooring, complementing the overall aesthetic of the space. The room is heated by a single radiator and natural light streams through the UPVC double glazed window. The Reception Hall is accessible through this space.



RECEPTION HALL

12'3" x 10'7"

The Reception Hallway is a remarkable feature of this property, boasting two recessed LED ceiling spotlights that ensure adequate illumination. The space is equipped with a mains-connected smoke alarm. The hallway also features engineered oak flooring and a turned oak spindled staircase that leads to the first floor. Additionally, a useful built-in under stairs storage cupboard is available. The Living Room and Dining Kitchen/Family Room can be accessed through double opening glazed doors, while the Dining Room/Study and Downstairs WC are accessible through oak panelled doors.



LIVING ROOM

12'4" x 11'11"

The living room features a UPVC double-glazed bay window that provides a clear view of the front aspect. It is equipped with a ceiling light point, two wall light points, a double radiator, and a TV/Sky aerial point.



STUDY/FORMAL DINING ROOM

15'8" x 7'9"

The study has a UPVC double glazed window overlooking the front, two recessed LED ceiling spotlights, double radiator and a BT high speed fibre broadband terminal. Could be used as a 5th bedroom.



KITCHEN/DINING/FAMILY ROOM

24'2" x 15'5"

This capacious open-plan room integrates a fitted kitchen with a central island unit and a Dining/Family Area. The room features two double radiators with thermostats, engineered oak flooring, a ceiling light point, and two wall light points with dimmer switch controls. The area is illuminated by recessed LED ceiling spotlights, two dimmable ceiling light points over the island, under-cupboard spot lighting, and mains-connected heat alarm. The room provides provision for wall-mounted flat-screen television with TV/Sky connections installed, a UPVC double-glazed window, and bifolding doors, having built in individual venetian blinds, to the rear garden. The kitchen contains a modern range of grey fronted units with chrome handles and a composite quartz worktop with matching upstand. It features a contrasting grey island unit with a composite quartz worktop, a twin bowl Belfast style sink unit with a drainer grooved into the worktop, and a breakfast bar area. An impressive decorative fire surround with mirrored splash-back, an NEFF five-ring induction hob, and extractor above add to the room's elegance. The kitchen also has integrated a NEFF CircoThem electric oven and grill, integrated Beko dishwasher and a built in Zanussi A+ Class fridge/freezer, and decorative tiled floors. An oak panelled door leads to the Utility Room.



CLOAKROOM WC

6'2" x 3'0"

The cloakroom comprises a high flush WC and a wall-mounted wash hand basin. The walls are partially tiled, and the flooring is made of engineered oak. The lighting is provided by two recessed LED ceiling spotlights, while ventilation is achieved through an extractor. The walls are partially tiled, and the storage cupboard houses a Baxi Duotek 40 Combi ERP condensing gas-fired central heating boiler. The cupboard has two slatted shelves and a storage cupboard above it, making it useful for storing various items.





UTILITY ROOM

7'9" x 5'11"

The utility room has been equipped with a contemporary selection of white high-gloss fronted base and wall level cupboards, complemented by a beech worktop. There is ample space and plumbing for a washing machine plus space for a tall fridge freezer and condenser tumble dryer. The area is also fitted with two recessed LED ceiling spotlights, an extractor, a mains-connected smoke alarm, and a wall cupboard that houses the electric meter and electrical consumer board.



FIRST FLOOR LANDING

The first floor landing boasts an elegant oak spindled balustrade, a ceiling light point, and a double radiator with thermostat. Additionally, there is a mains-connected smoke alarm and a drop down ladder access to the boarded loft space, which has power, lights, the indoor TV aerial and signal booster/distribution hub. From this area, you can access the principal bedroom, bedroom two, bedroom three, bedroom four, and the family bathroom.



PRINCIPAL BEDROOM

14'11" x 11'3"

The principal bedroom features two UPVC double glazed windows that overlook the rear of the property. Additionally, there is a recessed LED ceiling spotlight, two feature down lights with dimmer switch controls, and a double radiator with thermostat. There is also a door leading to an En-Suite Shower Room.



ENSUITE SHOWER ROOM

7'8" x 4'6"

This beautifully presented suite, features a white colour scheme with chrome style fittings. The suite comprises a tiled shower enclosure with a canopy-style "rain" showerhead, a glazed shower screen, and a sliding glazed door. Additionally, it includes a vanity unit with a wash hand basin, mixer tap, and storage cupboard beneath, as well as a low-level WC. The suite also boasts a feature column radiator with a chrome towel rail, part-tiled walls, a fitted wall mirror, two recessed LED ceiling spotlights, an extractor, a decorative tiled floor, and a UPVC double glazed window with obscured glass.



ENSUITE SHOWER ROOM

8'0" x 4'7"

Another tastefully designed ensuite shower room, complete with modern chrome style fittings. The space features a tiled shower enclosure with a Triton electric shower, a glazed shower screen, and a sliding glazed door. Additionally, the room includes a low-level WC, a vanity unit with a wash hand basin, a mixer tap, and a storage cupboard beneath. Other notable features include a column radiator with a chrome towel rail, a decorative tiled floor, partially-tiled walls, two recessed LED ceiling spotlights, an extractor, and two UPVC double glazed windows with obscured glass.



BEDROOM TWO

12'2" x 10'6"

The second bedroom features an UPVC double glazed bay window that provides an ample view of the front. Additionally, the room is equipped with a double radiator with a thermostat that ensures a comfortable temperature. Recessed LED ceiling spotlights and two feature downlights cater to the lighting needs of the room. The feature downlights can be controlled using a dimmer switch. An oak panelled door leads to the en-suite shower room.



BEDROOM THREE

11'7" x 9'1"

The third bedroom of the property features a window made of UPVC double glazing, which overlooks the rear of the building. The bedroom is equipped with two recessed LED ceiling spotlights and a double radiator that has a thermostat installed.



BEDROOM FOUR/DRESSING ROOM

13'9" x 7'8"

The fourth room, which serves as a bedroom and dressing area, features an L-shaped arrangement of full-height, fitted wardrobes. The wardrobes include six double units with hanging space and shelving. The room overlooks the front of the property through a UPVC double glazed window. Two recessed LED ceiling spotlights provide illumination, and a double radiator with a thermostat regulates the temperature.



FAMILY BATHROOM

13'0" x 5'6"

This spacious family bathroom boasts a Victorian-inspired four-piece suite, finished in white with polished chrome fittings. The suite comprises a generously-sized freestanding claw-foot polyurethane 'slipper' bath, complete with a mixer tap and shower attachment, a pedestal wash hand basin, a low-level WC, and a fully-tiled shower enclosure, featuring sliding glazed doors and a canopy-style rain shower head. The walls are partially tiled, while the floor is adorned with decorative tiles. The room also features a column radiator with a chrome towel rail, two wall light points, a fitted wall mirror, two recessed LED ceiling spotlights, and a UPVC double-glazed window with obscured glass.



GARDEN ROOM/HOME OFFICE

Garden room/home office has insulated walls, floor and roof space. With a double glazed window on one wall, along with the double glazed double entrance doors, side windows and skylight overlooking the rear garden. There is a dedicated power supply having it's own consumer board. The current owners utilising internet over power line to provide wifi/broadband connection.

WORKSHOP/GARDEN STORE

Adjacent to the garden is the Workshop/Garden store, having power and light along with a substantial work bench, with fitted carpenter's vice, along with access to a small area of roof pace storage.





EXTERNALLY

The front of the property comprises a lawned garden with shrub and mixed borders to two sides, which include an adult olive tree, boundary wooden fencing, and a block paved driveway, having an ornamental 'Photinia Red Robin' hedge, to the side of the property. A pathway located at the side of the house provides access to the rear garden. An outside water tap and external gas meter cupboard are situated to the side of the property. The rear garden has been thoughtfully landscaped for ease of maintenance and aesthetic appeal, featuring a paved terrace, lawn section, and a well-stocked shrub border with wooden sleeper edging. The garden is fully enclosed by wooden fencing and brick wall, and a crushed slate driveway with double opening wooden gates is present, leading to a single brick-built garage. Contemporary exterior lighting is installed at the front, side, and rear of the property, enhancing its appeal and functionality.



FRONT

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band: E

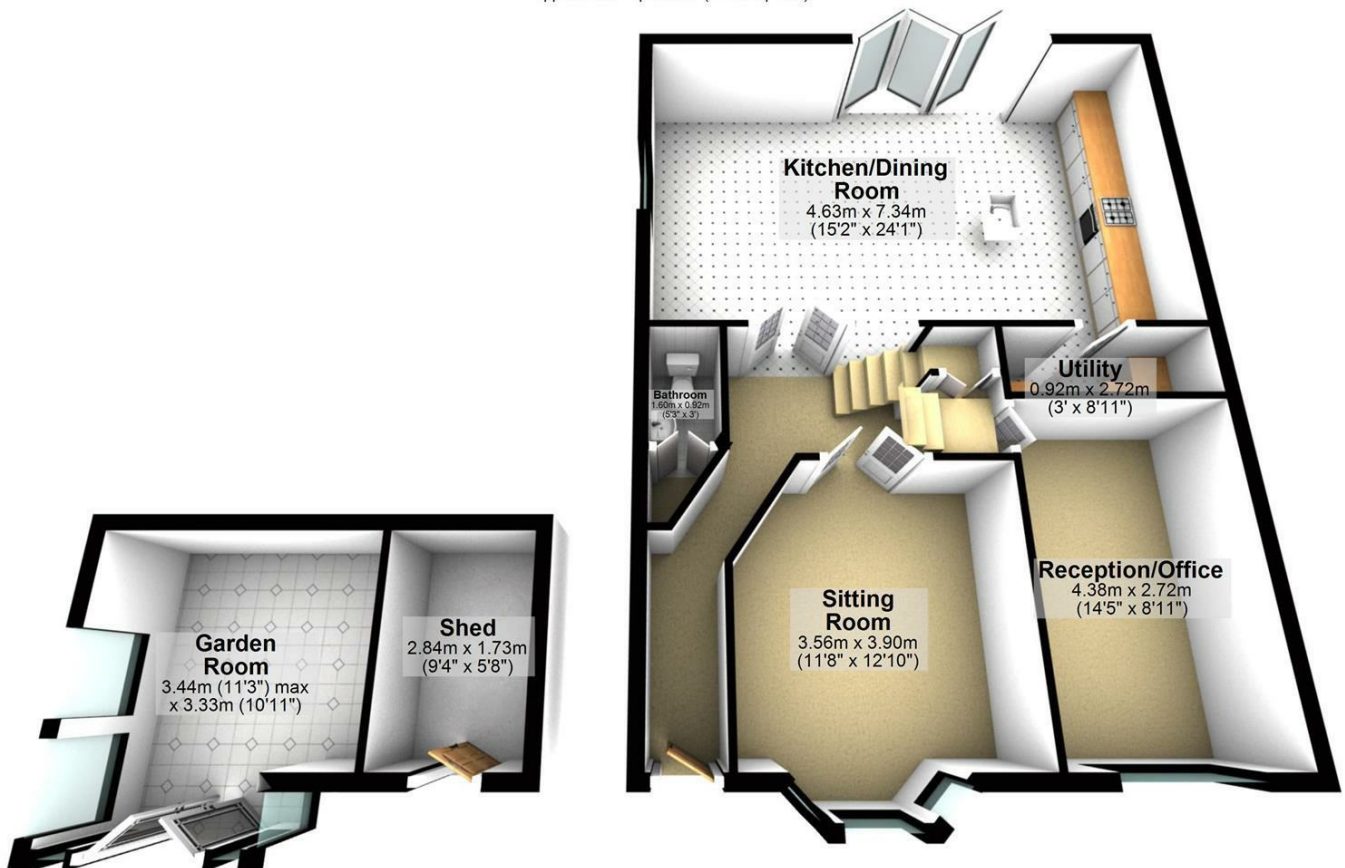
MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Ground Floor

Approx. 90.5 sq. metres (973.9 sq. feet)



Total area: approx. 156.0 sq. metres (1679.3 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	