

Town & Country

Estate & Letting Agents

Merton Drive, Westminster Park

£449,999



This beautifully modernized and extended three-bedroom bungalow features Italian ceramic tile and engineered oak flooring, Rako adjustable lighting, a stunning bathroom, and a contemporary kitchen with bifold doors opening to the rear garden.

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DESCRIPTION

Having recently undergone a programme of full modernisation and extension, this beautifully appointed, detached, three bedroom bungalow should be viewed to be fully appreciated. With many features throughout such as Italian ceramic tile flooring, engineered oak flooring, recessed Rako adjustable lighting throughout, along with the most beautifully appointed bathroom and a stunning kitchen, with two sets of bifold folding doors off opening to the rear garden along with a contemporary style Barbas log burner and an open through-way to the lounge.



LOCATION

Westminster Park is a popular and sought-after residential location, which provides an excellent parade of shops for everyday including a Co-operative food store with post office, Chatwins bakery, a butchers, fruit and vegetable shop, and pharmacy. Local Primary and Secondary schooling are available. There are also a number of private schools within easy driving distance including the King's School, Queen's School and Abbey Gate College. Buses run along nearby Lache Lane into the City centre which is only about 1.5 miles away. The famous Chester Rows offer a wide range of shopping facilities together with wine bars, restaurants, cafés and public houses whilst the River Dee offers a range of recreational facilities including pleasant walks across the Meadows. There is easy access Chester Southerly by-pass (A55) to North Wales.



DIRECTIONS

Proceed out of Chester over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Continue for approximately a quarter of a mile, passing the turnings for St Bridgets Court and Vincent Drive, before turning left into Castlecroft Road. Follow Castlecroft Road and at the T-junction turn right into Five Ashes Road which leads into Rowcliffe Avenue, turn left in to Merton Drive. The property will then be found on the right hand side.



ENTRANCE HALL

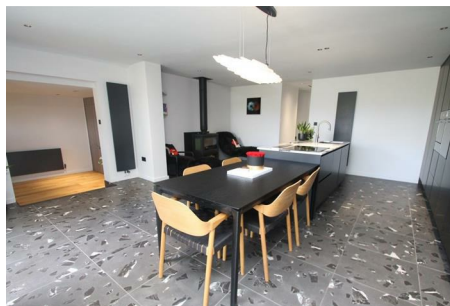
The front door opens to the entrance hall, with Italian ceramic tile flooring, recessed Rako lights, a radiator and flush fitting doors opening to the cloakroom WC, to the bathroom and to all three bedrooms. An open throughway leads to the kitchen/dining sitting room.



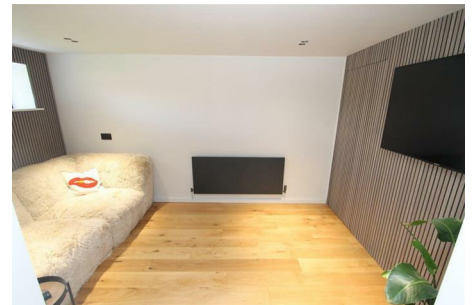
KITCHEN/DINING/SITTING ROOM

19'6" x 16'8"

A beautiful space, fitted with floor to ceiling kitchen units and a Montpellier tower fridge and freezer, a Caple combination microwave and oven with warming drawer below, along with another Caple oven and housing a recently installed Worcester combination boiler with hive installed. A matching central Island unit with a Calacatta marble worksurface houses an integrated electric power point and phone charger along with a resin one and a half bowl sink unit with a Quooker Instant hot water mixer tap. Within the work surface sits an induction hob with an inset rising extractor fan and below an integrated Hotpoint dishwasher. Throughout the room is a continuation of the Italian ceramic tile flooring with two tower radiators, recessed lighting, two bi-folding doors opening to the rear garden, and an open throughway to the lounge, featuring a Barbas contemporary styled log burner set upon a granite hearth with matching back plate (DFRA approved).



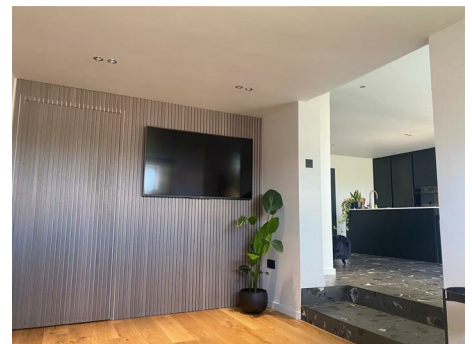
LOG BURNER



LOUNGE

12'9" x 8'6"

With engineered oak flooring, a radiator, recessed lighting, a high-level window facing the rear elevation, set within an acoustic panel wall, and on the opposite side of the room there is provision for a wall mounted television, also within an acoustic panelled wall.



UTILITY ROOM

10'9" x 7'10"

Accessed either from the lounge or externally through a coated

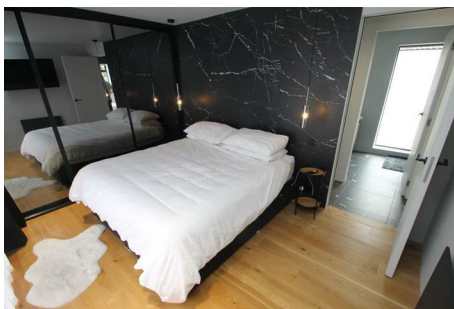
aluminium door from the driveway, the utility room is fitted with a range of gloss fronted wall and base units, complimented by stainless steel handles. The work surface space houses a 1 and 1/2 bowl sink unit with adjustable mixer tap and plumbing for washing machine and dishwasher below. Within the wall is an extractor fan along with a pet safe door and a wall mounted tower radiator and within the ceiling are recessed downlights.



CLOAKROOM WC

5'4" x 2'8"

With a continuation of the Italian ceramic tile floor from the entrance hall, a flush door opens to a dual flush low level WC with an integrated wash hand basin with mixer tap.



BEDROOM ONE

12'2" x 9'5"

The primary bedroom is currently equipped with a king size bed, engineered oak wood flooring, a radiator, recessed ceiling lighting, and provision for a wall-mounted television. It also features fitted floor to ceiling wardrobes with sliding smoke effect mirror doors, a large format ceramic feature wall, and a recessed curtain rail set above bi-folding doors that open to the outside.



BEDROOM TWO

10'5" x 9'3"

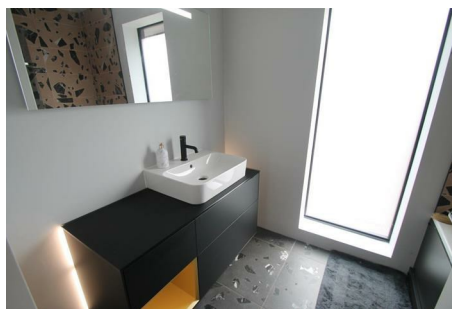
With engineered oak wood flooring, recessed downlights set within the ceiling, a window to the front elevation with radiator below and fitted floor to ceiling wardrobes with integrated hanging, shelving and drawers with mirror doors.



BEDROOM THREE

12'8" x 6'6"

Also with engineered oak wood flooring, recessed downlights set within the ceiling, a window to the front elevation with a radiator below and fitted floor to ceiling wardrobes with integrated hanging, shelving and drawers with mirror doors (Currently utilised as a dressing room).



BATHROOM

7'6" x 5'6"

With Italian ceramic tile flooring with underfloor heating, a panelled bath with black central mixer tap along with a matching dual headed thermostatic shower and protective glass screen, partially tiled walls, and featuring a Villeroy & Boch countertop mounted wash hand basin with black mixer tap and vanity unit below. There is also a full length opaque window to the side elevation. recessed lighting and an extractor fan.



EXTERNALLY

The property is approached over ample tarmac parking with a low wall to the front with integrated planting. There is also outside power and hot and cold water supply (Dog washing space). Set within the facias are recessed downlights and before the front door is a storm porch which houses an aluminium six locking security door with a Ring doorbell. Timber gated side access leads along the side of the property past an external water point to a rear paved patio area a predominantly lawn garden with a pebble and stone area, currently used as a hot tub area, central lawn with sleeper raised borders, external lighting and power supply all enclosed by a series of timber fencing.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars. Council Tax Band D - £2277

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.

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.



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			88
(81-91) B			
(69-80) C		70	
(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	