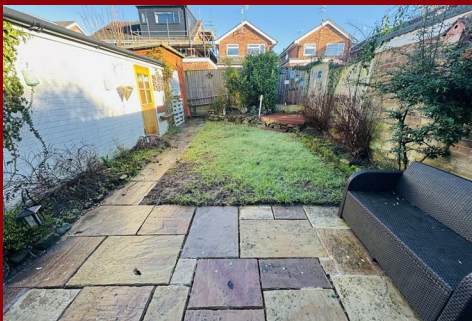


Town & Country

Estate & Letting Agents

Bridgewater Drive, Vicars Cross

£349,950



Situated in the heart of a desirable Chester suburb, this detached three-bedroom home offers adaptable family living accommodation. Having the benefit of a newly installed Worcester Bosch combi gas boiler and double glazing, a downstairs cloakroom, en suite facility and conservatory. Off road parking, garage and a landscaped rear garden. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

Nestled in the sought-after area of Vicars Cross, this delightful, detached house offers a perfect blend of comfort and style. The accommodation features a downstairs cloakroom, a spacious living room having a large window facing the front elevation, providing an inviting atmosphere for both relaxation and entertaining. The modern kitchen diner opens out to a conservatory allowing for an abundance of natural light and offering access to the rear garden. The first-floor landing has loft access also providing access to the family bathroom and three well-proportioned bedrooms the principal having an en suite. The rear garden provides is the perfect space for summer gatherings or quiet evenings. There is off road parking and a garage providing ample storage space.



LOCATION

Situated in a popular location of Vicars Cross, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. Chester city centre is approximately 10 minutes travelling distance by car. Easy access is also enjoyed to the outer ring road and the links to the M53/M56 motorway networks. This property truly represents a wonderful opportunity to acquire a family home in a desirable area of Chester.

DIRECTIONS

From our Chester branch, head north on Lower Bridge Street towards Grosvenor Street/A5268, turn right onto Pepper Street/A5268, continue to follow A5268, turn right onto Foregate Street/A5268, continue to follow A5268, turn right onto The Bars/A5268, slight left onto Broughton/A51, continue to follow A51, turn left onto Green Lane, turn right onto Oldfield Drive, turn left onto Bridgewater Drive the property will be located via our For Sale Sign.

ENTRANCE HALL

13'0 x 5'0

The entrance hall features ceramic tile flooring and a built-in double-door laundry cupboard housing the gas boiler. Stairs lead off to the first-floor accommodation and internal doors open to the kitchen/dining room, living room, and cloakroom WC.



CLOAKROOM WC

The cloakroom has an opaque window to the side elevation and is fitted with a dual flush low-level WC, a vanity unit with a wash hand basin and a tiled countertop with a matching splashback. Ceramic tiled flooring and a chrome heated towel rail.



LIVING ROOM

15'3 x 10'9

The living room features a large window overlooking the front elevation, a radiator, a living flame gas fire set within a marble hearth and framed by a classic Pine Adam-style surround.



KITCHEN/DINING ROOM

15'2 x 12'1

The kitchen is equipped with a range of light oak-style wall, base, drawer, and display cabinets, complemented by sleek stainless-steel handles. The marble-effect work surfaces house a ceramic one-and-a-half bowl sink unit with a mixer tap and tiled splashback. Integrated

appliances include a double oven, stainless steel gas hob, extractor hood, and dishwasher. There is also space to accommodate an American-style fridge-freezer. The kitchen is finished with ceramic tiled flooring, two radiators for added warmth, and glazed doors that open to the conservatory, enhancing a sense of space and light.



CONSERVATORY

11'2 x 10'0

The conservatory features a ceramic tiled floor and is constructed with a low brick wall and UPVC double-glazed frames. French doors open directly into the rear garden, offering seamless indoor-outdoor living.

FIRST FLOOR LANDING

The landing features a window overlooking the side elevation and a hatch with a retractable ladder providing access to the loft. The landing provides access to the family bathroom, all three bedrooms, the principal benefitting from en suite facilities.



PRINCIPAL BEDROOM

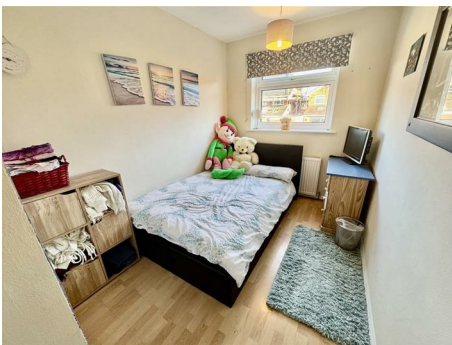
14'3 x 9'9 (incorporating ensuite)

The principal bedroom features a range of fitted wardrobes, a door opening to the en-suite, two windows overlooking the front elevation, and a radiator.



ENSUITE SHOWER ROOM

The en-suite shower room is equipped with a shower enclosure featuring a dual-head thermostatic shower. It also includes a dual-flush low-level WC, a wash hand basin with a mixer tap, and a vanity unit below, with a cabinet above. The room is fitted with recessed ceiling downlights, an extractor fan and the walls are fully tiled.



BEDROOM TWO

11'2 x 8'2

The second bedroom features a built-in wardrobe, timber laminate flooring, and a window overlooking the rear elevation, with a radiator below.



BEDROOM THREE

11'2 x 6'8

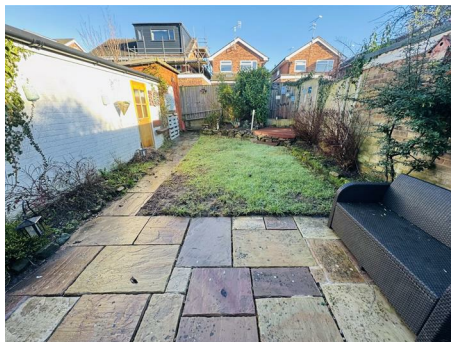
The third bedroom includes a built-in wardrobe, timber laminate flooring, and a window overlooking the rear elevation, with a radiator below for added comfort.



FAMILY BATHROOM

5'6 x 6'1

The family bathroom boasts a built-in airing cupboard and is fitted with a three-piece white suite, including a panelled bath with a Victorian-style mixer tap, an electric shower, and a protective screen. It also features a low-level WC and a pedestal wash basin. The walls are a mix of paneling and tiles. An opaque window faces the rear elevation providing privacy and natural light.



EXTERNALLY

The front of the property has off-road parking on a brick block driveway, complemented by a sleeper-raised bed filled with slate chips for a tidy, low-maintenance look. Side timber double gates provide access to the garage

and rear garden. Additionally, there is an outdoor water supply and lighting for added convenience. The rear garden is beautifully landscaped with a lawn and shrubbery, offering a paved patio area for outdoor relaxation. A further decked patio at the rear provides an ideal space for entertaining. The garden also features a timber shed with power and lighting, as well as an outdoor water supply for added convenience.

GARAGE

The property includes a detached brick-built garage, featuring an up-and-over door and a side access door. The garage is equipped with power and lighting, offering both functionality and convenience.

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars. The vendor has had a new Worcester Bosch combi boiler installed (their is a 10 year guarantee from February 2025).

Tenure: Freehold

Council Tax: C £2,024

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 & Country Estate Agents 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 must 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.

