

Town & Country

Estate & Letting Agents

Winscombe Drive, Vicars Cross

£350,000



This modern, extended semi-detached house is situated in a popular suburb of Vicars Cross, known for its friendly community and excellent local amenities. Beautifully presented throughout, offering a spacious design and modern features, this property is an excellent opportunity for those looking to settle in a vibrant area while enjoying the comforts of a well-appointed home.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

DESCRIPTION

Nestled in the desirable suburb of Vicars Cross, this charming semi-detached house offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms, this property provides ample space for families or those seeking extra room for guests or a home office. The accommodation is thoughtfully extended over three floors, ensuring a spacious and adaptable layout that can cater to various lifestyle needs.

Upon entering the property, you will find a welcoming entrance hall that leads off to the downstairs cloak room and spacious living room that serves as the heart of the home, ideal for both relaxation and entertaining, the stylish kitchen & dining room. The first-floor landing leads to three of the bedrooms and the contemporary bathroom. The second-floor landing leads through to the principal bedroom having a dressing room and en suite shower room off. Outside, the property boasts off-road parking and a single garage, providing secure storage and ease of access. The rear garden is a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings with family and friends.

LOCATION

This location offers easy access to local amenities, schools, and excellent transport links. It boasts a vibrant community, making it an ideal place for families and professionals alike. 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 and turn right at the traffic lights onto Pepper Street. Turn right onto Foregate Street and at the roundabout; take the 3rd exit onto The Bars/A51. Continue for approximately 1.2 miles and turn left onto Green Lane. Turn right onto Oldfield Drive and take the 1st left onto Thackeray Drive. Take the 2nd right onto Oldfield Drive and 2nd left onto Winscombe Drive where the property will be on the left hand side.

ENTRANCE HALL

A UPVC double-glazed door opens to an entrance hall with grey wood grain-effect

laminate flooring, a radiator, and a folding glazed door leading to a cloaks/storage cupboard. There are doors to a cloakroom WC, the living room, and the kitchen/dining room.

CLOAKROOM W.C.

With grey wood grain-effect laminate flooring, fitted with a vanity unit incorporating a dual-flush low-level WC and wash hand basin with tiled splashback. A high-level opaque window faces the side elevation.



LIVING ROOM

15'7 x 11'9

Featuring a large window to the front elevation with a radiator below. The room includes a media wall with space for a television and a feature electric fire beneath.



KITCHEN /DINING ROOM

15'6 x 12'5

the Kitchen is fitted with an array of contemporary gloss grey wall, base, and drawer units with wood grain-effect work surfaces. The kitchen houses a 1½ bowl sink unit with an adjustable mixer tap and tiled splashback. Integrated appliances include a double oven, gas hob with extractor hood, fridge/freezer, dishwasher, and washing machine. The flooring is grey wood grain-effect laminate, with recessed ceiling downlights. A window faces the rear elevation, there is a radiator, and uPVC double-glazed French doors open to the rear garden.

FIRST FLOOR LANDING

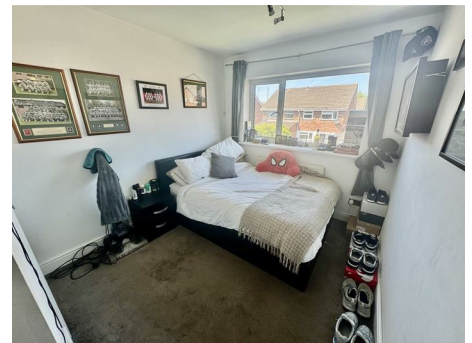
With stairs rising to the principal bedroom and doors off to three further bedrooms and the bathroom.



BEDROOM TWO

15'7 x 12'0 (max)

Includes an under-stairs storage cupboard, two windows to the front elevation, and a radiator.



BEDROOM THREE

9'5 x 11'2

With a built-in double wardrobe, window to the rear elevation, and a radiator.



BATHROOM

5'5 x 6'3

Includes a built-in cupboard housing the gas boiler and is fitted with a modern white three-piece suite comprising a panel bath with mixer

tap and shower attachment, and a vanity unit with dual-flush low-level WC and wash hand basin. The walls are tiled, with a chrome heated towel rail, an opaque window to the side elevation, recessed ceiling downlights, and an extractor fan.

SECOND FLOOR LANDING

With a double-glazed skylight to the front elevation and a door leading to the principal bedroom



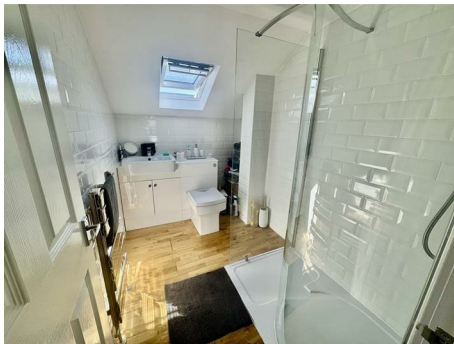
PRINCIPAL BEDROOM

14'6 x 12'4

Features two Juliet balconies with railings overlooking the rear of the property, a tower-style column radiator, and doors leading to the dressing room and ensuite.

DRESSING ROOM

With a skylight to the front elevation, fitted with shelving and hanging rails.



EN SUITE SHOWER ROOM

8'3 x 5'5

Beautifully appointed with a contemporary suite comprising an oversized corner shower enclosure with dual-head thermostatic shower and extractor fan, a vanity unit with dual-flush low-level WC and wash hand basin with waterfall-style mixer tap. The walls are tiled, and the room features a chrome heated towel rail, wood grain-effect laminate flooring, and a skylight to the front elevation.



EXTERNALLY

To the front and side of the property is a brick block-paved off-road parking area leading to a single garage. There is also an outside light and water supply next to the front door.

The rear garden is accessed via a timber side gate, the rear garden features a decked patio area, lawn, and gravel section behind the garage, all enclosed by timber fence panels.



GARAGE

A semi-detached single garage with an up-and-over door.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: C £2,620.00

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.

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.

