

# Town & Country

Estate & Letting Agents

Walmoor Park, Chester

Offers In Excess Of £675,000



Located just a stone's throw from the banks of the River Dee and Chester sailing club, this beautifully presented detached family home, offers spacious and versatile accommodation with the advantage of a double garage and mature gardens. Situated in one of Chester's most desirable locations offering stunning views of Chester's famous river and the meadows.

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## DESCRIPTION

This stunning mid-century property offers a versatile light filled, living space, offering great flexibility for families, home working and entertaining, including 4 double bedrooms, all with built in wardrobes, 2.5 bathrooms, and large family spaces with uninterrupted views of, and instant access to, the River Dee. With approximately 2500 square feet, this home is equipped with predominately UPVC double glazing and gas central heating throughout. Upon entry, you'll find an exposed brick entrance hall leading to a spacious, modern kitchen/dining area, utility room off, a handy cloakroom with Cloakroom WC. A family bathroom fitted with a white four piece suite and three double bedrooms. The entrance hall also leads to an office, study, and a playroom/den. Stairs off lead to the second floor accommodation where you'll find the beautiful, light and capacious living room, large principal bedroom with a walk-in wardrobe and a modern four piece ensuite bathroom. Externally, the property also benefits from a double garage and off-road parking. The front and rear gardens are beautifully landscaped with a variety of colourful beds and borders.

## LOCATION

Walmoor Park lies just outside the city centre, the area provides a range of local shopping facilities on Christleton Road, nearby supermarkets include Sainsbury's, Aldi and Waitrose. There is also the Boughton Medical Centre and a veterinary surgery. Schools for all ages are within the vicinity with the highly regarded Boughton Heath Academy on Becketts Lane and the Bishop's Blue Coat secondary school along Vaughan's Lane. The city centre and Chester railway station is easily accessed by car, local transport or on foot. Easy access to neighbouring industrial and commercial centres is available via the A55 North Wales Trunk Road, the M53 and motorway network.

## DIRECTIONS

From the Chester branch: Head north on Lower Bridge Street towards Pepper Street/A5268, turn right onto Pepper Street/A5268, continue to follow A5268, turn right onto The Bars/A5268, turn left onto Boughton/A51, continue to follow A51, turn right onto Challinor Street/A51, turn right to stay on Challinor Street/A51, turn right onto Christleton Road/A51, turn left onto Sandy Lane/B5130, turn left onto Walmoor Park. The destination will be on the left.



## KITCHEN/DINING

20'6" x 21'9"

The kitchen is fully equipped with a wide range of attractive maple style wall, base, and drawer units, complemented by opaque display cabinets and stainless steel handles. The ample granite work surface space houses a stainless steel 1 1/2 bowl sink with mixer tap and a tiled splashback, as well as space for a range cooker with a stainless steel extractor hood above, and an integrated dishwasher. The room features two radiators, two double glazed windows to the front elevation along with a full length, double glazed window also to the front elevation. The flooring is made of timber laminate, and in the seating area, there is a contemporary cast-iron log burner along with double glazed French doors that open out to the rear garden's paved patio area. The ceiling has recessed downlights, and an open thruway leading to an inner hall that has doors off opening to the utility room, bedrooms two, three, and four, and to the family bathroom.







## UTILITY ROOM

9'1" x 7'7"

The utility room is equipped with maple-style wall and base units that match those in the kitchen, complemented by stainless steel handles. The work surface has a stainless steel single drainer sink unit with a mixer tap. The flooring is made of porcelain tiles and there is a radiator, as well as space and plumbing for both the washing machine and dryer. Additionally, there is a double glazed window and a double glazed door that provides access to the rear of the property.



## ENTRANCE HALL

19'3" x 6'0"

The first floor of the property is entered from a sheltered porch via a double glazed front door with side panel into the main hallway. The inviting light entrance hall with exposed brickwork, full length windows and radiator, has doors left into the open plan, living/dining/kitchen and right into study, office/playroom and cloakroom/WC as well as stairs to the second floor.



## FAMILY BATHROOM

9'2" x 6'4"

The family bathroom features an attractive and modern four-piece white suite, consisting of a panel bath with a mixer tap and handheld shower attachment, a low-level dual flush WC, a pedestal wash hand basin, and an oversized corner shower enclosure with an electric shower. The walls are partially tiled, and there is a chrome heated towel rail and recessed downlights in the ceiling. The bathroom also includes an opaque double-glazed window facing the front aspect and double doors that open to an airing cupboard containing the pressurised hot water cylinder. The room also has access to the front loft.



### BEDROOM TWO

12'4" x 9'3"

Featuring timber laminate flooring, a radiator, a built-in double wardrobe, and double aspect double glazed windows to the rear and side elevations, offering breath taking views of the River Dee.



### BEDROOM FOUR

9'4" x 9'0"

Also, having a built in double wardrobe, radiator, and a double glazed window to the rear elevation again, offering the stunning views of the River Dee.



### BEDROOM THREE

11'8" x 9'5"

With a double glazed window to the side elevation, radiator and two sets of double wardrobes with stainless steel handles.



### STUDY/DINING ROOM

11'5" x 8'9"

With timber laminate flooring, radiator and double glazed French doors opening to the rear garden.

### CLOAKROOM

8'0" x 5'8"

Having a radiator, hanging for coats and jackets and doors off, opening to the cloakroom WC and door leading into the Office, Playroom/Den and Store room.





## CLOAKROOM WC

4'10" x 4'7"

Installed with a dual flush low-level WC, pedestal wash hand basin with a tiled splashback, ceramic tiled floor, radiator, and a high-level double glazed window to the front elevation.



## PLAYROOM/DEN

16'1" x 10'1"

This second space has timber laminate flooring, radiator, a double glazed window and a double glazed door which open to the garden. (Both these rooms have a head height of approximately 6'4").

## SECOND FLOOR



## OFFICE

13'8" x 8'4"

First in a suite of two rooms, which can be adapted for many functions (den/office/gym, playroom). Room one has a glazed window to the front elevation, radiator, timber laminate flooring and a door opening to walk in store cupboard with lighting. Leading to...



## LIVING ROOM

20'0" x 15'3"

The living room is located on the upper level, accessible via stairs from the entrance hall. It is a beautiful room with double glazed picture windows that offer stunning views of the river Dee. Additionally, there is a full-length double glazed window that faces the front elevation and another double glazed window that faces the side elevation. The room is equipped with two radiators and a gas-powered cast iron style wood burner, sitting on a slate hearth, which provides additional heating. The door opens to the principal suite.





### ENSUITE BATHROOM

9'10" x 5'10" max

The ensuite bathroom features a beautiful and modern four-piece suite, including a tiled panelled bathtub with a central mixer tap and shower extension, a dual flush and low-level WC, a pedestal wash hand basin with mixer tap, and a corner shower enclosure with thermostatic shower. The walls are partially tiled, while the flooring is made of ceramic tiles. Additionally, there is a chrome heated towel rail, and the ceiling has recessed downlights.

### GARAGE

22'6" x 20'5"

The garage can be accessed via a double up-and-over door with windows on the front, rear, and side elevations. It houses the Worcester gas boiler and also has a pedestrian side access door.

### EXTERNALLY

The property has off-road parking positioned directly in front of the property with access to the double garage. There are paved steps on the right that rise alongside the property to an iron gate which provides access to the front door with a covered storm port and lighting. Continuing alongside the property across a slate chip pathway lined by heavily stocked and colourful beds and borders, this will bring you to the rear garden, which is laid to lawn with slight chip pathways and well-stocked, beds and borders with a secluded, circular paved seating area. From the rear garden through an archway is the side garden with an elevated, raised patio area enclosed by walling slate and pathways leading through beautifully presented and well stocked colourful gardens retaining a planter to plant shrubs and mature trees.



VIEW OF THE RIVER DEE FROM THE LIVING ROOM



### PRINCIPAL BEDROOM

13'9" x 13'5"

There is a double glazed window facing the side elevation. A radiator is present in the room, and there is a walk-in wardrobe with a light and shelving, which also has access to the rear loft.







#### 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: F £3134

#### 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.**







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