

Ballydermot
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Ballydermot

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Tucked away off the leafy embrace of Newton Lane, perfectly positioned between the villages of Newton and Upton, discover Ballydermot - a fully renovated home redesigned for effortless, modern, family living.

Pull onto the spacious gravelled driveway, where ample parking awaits alongside a detached double garage. Picture postcard in its appeal, a picket fence lines the lawn to the front, where a central pathway leads to the front door.

Step inside to the inviting entrance hallway, where engineered wooden flooring flows seamlessly underfoot, complemented by contemporary wooden doors, part-glazed to allow natural light to dance between spaces.

WELCOME

Setting the standard for the high-quality finish of the home, the entrance hall is an airy, bright and open space at the heart of Ballydermot. To the left, the stylish cloakroom is panelled in sophisticated slate grey, furnished with a wash basin, WC, and a vanity unit offering handy storage.

At the heart of the home, the modern kitchen beckons with glimpses of the lovingly landscaped garden beyond, framed by a part-glazed door.





FEAST YOUR EYES

Walnut-toned engineered wood flooring sets a warm foundation, while sleek white cabinetry, accented with modern black handles, pairs perfectly with the quartz worktops, creating a space that is as functional as it is elegant.

Cook up a feast utilising the full suite of appliances, including an induction hob, extractor, double oven, dishwasher, fridge, and freezer, making meal preparation a breeze. A breakfast bar offers sociable seating for two, flowing effortlessly into the dining area beyond, where French doors open onto the patio, blurring the line between indoor and outdoor living.

PRACTICAL PLACES

Designed for togetherness, the open-plan layout of the home extends into a cosy lounge area, thoughtfully zoned for relaxation and quality family time.

Practicality meets style in the utility room, located back in the entrance hallway to the right of the kitchen. With additional storage, worktop space and plumbing for a washing machine and dryer, this handy room helps keeps the kitchen clutter free.

Beneath the striking, black-framed glass balustrade staircase, handy storage awaits for household essentials in the understairs cupboard. The double-height ceiling above invites an abundance of natural light down, illuminating both the landing and the entrance hall for a bright and airy feel.





REST & REFRESH

Ascend the stairs, where freshly laid soft grey carpet evokes the comfort at the core of this home, before discovering the serene master suite. A haven of relaxation, this sophisticated retreat is dressed in minimal tones of grey and white, offering ample space for a double bed, wardrobe, chest of drawers and dressing table. Large windows invite views of the greenery beyond.

Refresh and revive in the spacious ensuite, featuring a luxurious walk-in shower, marble-style tiling, a vanity unit wash basin and a WC, as warmth flows from the heated towel radiator. Characterful panelling to the lower walls adds an elegant touch.

SOAK & SLEEP

Echoing the same stylish motif, the family bathroom is a bright and airy space, complete with a deep bath featuring alcove shelving, a rainfall shower with a handheld attachment, a vanity unit wash basin and a WC.

Two further generously sized double bedrooms provide comfort and space for family and guests. One overlooks the private rear garden, while the other enjoys peaceful views over the front.





GARDEN RETREAT

Step outside to discover a tranquil outdoor haven. A newly laid stone patio offers the perfect setting for al fresco dining, while raised beds add texture and colour to the landscape.

Lush lawn wraps around to the left, providing ample space for children and pets to play. Enclosed and wonderfully private, this sun-soaked garden is an idyllic retreat for entertaining and unwinding alike.

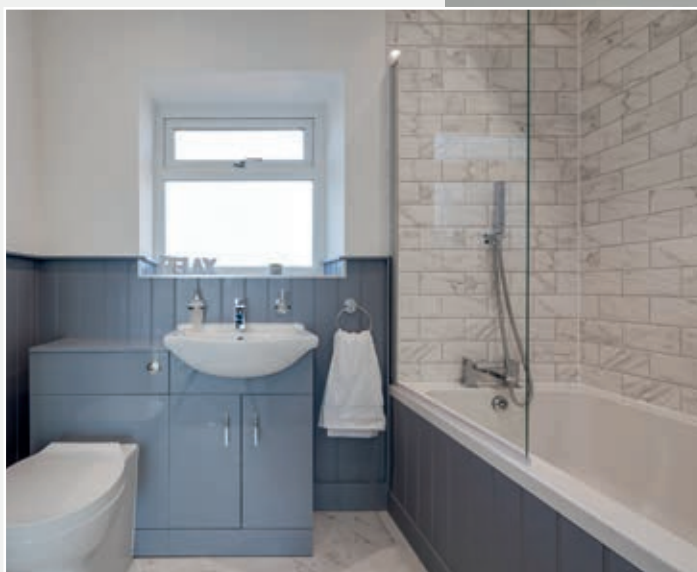
OUT & ABOUT

Nestled between Newton and Upton, Ballydermot is perfectly placed for handy transport links. The nearby M53 offers swift connections to Chester and beyond, while local railway stations provide convenient access to Liverpool and Manchester.

The perfect choice for families, there are a range of well-regarded schools in the area, catering to all ages from pre-schools and primary schools to private establishments.

Stock up on your everyday essentials with a handy convenience store, Co-op and Tesco nearby, while the vibrant city of Chester – with its rich history, shopping, dining and cultural attractions – is just a short drive away.

Beautifully renovated, thoughtfully designed and brimming with natural light, Ballydermot balances contemporary comfort with timeless elegance. With spacious living areas, stylish finishes and a wonderfully private garden, Ballydermot provides the ideal lifestyle in a sought-after location.

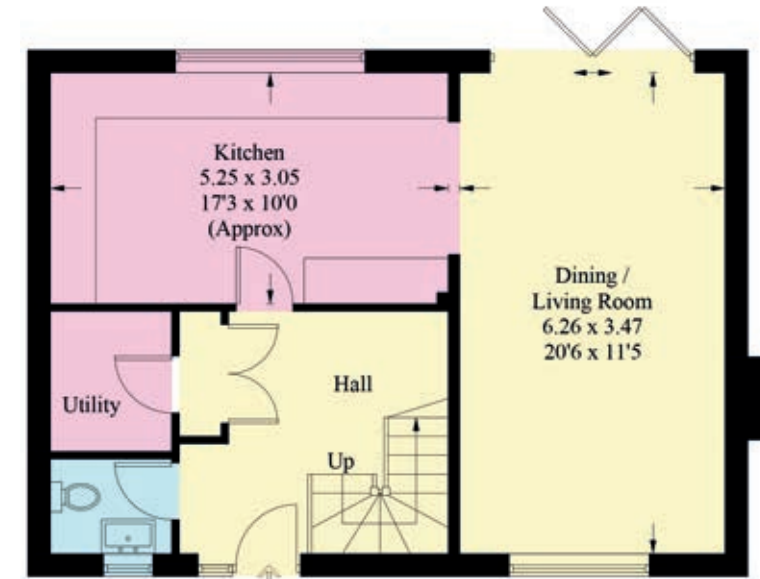


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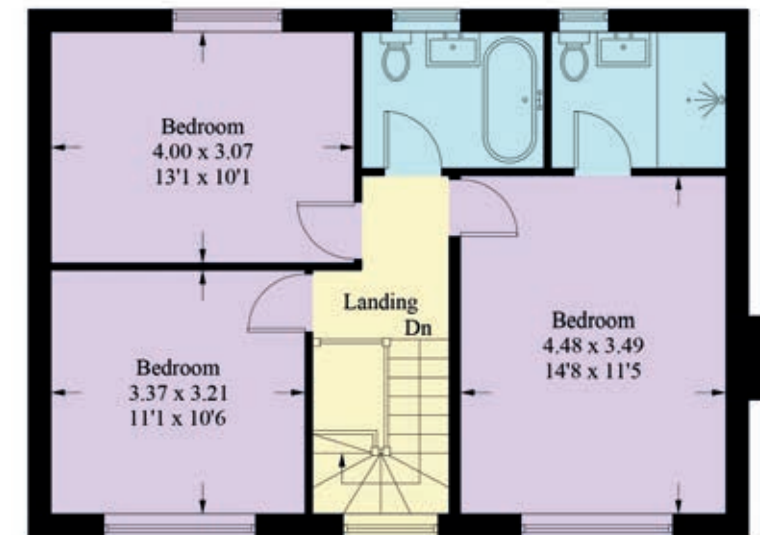
UPTON

FINER DETAILS

- Fully Renovated - Complete refurbishment by Norton and Rogers
- Smart-Ready - Cat 6 cabling in garage for potential electric gate installation
- Brand New Fixtures - New boiler, wiring, insulation, and appliances
- Energy Efficient - Gas central heating and double-glazed throughout
- Premium Finishes - Engineered wood flooring and contemporary wooden doors
- High-End Kitchen - Quartz worktops, sleek white cabinetry with black handles
- AEG Integrated Appliances - Induction hob, extractor, double oven, dishwasher, fridge & freezer
- Spacious Utility Room - Additional storage, worktop space, and plumbing for washer & dryer
- Elegant Bathrooms - Marble-style tiling, rainfall shower, vanity unit wash basins
- Historic Charm - Originally built as stables, now a modern family home
- Private Outdoor Space - Newly laid stone patio, raised beds, and enclosed lawn
- Convenient Location - Easy access to Chester, M53, Liverpool & Manchester



Ground Floor



First Floor

Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1158751)

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WHAT3WORDS: mission.contrived.overture

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