



## Earlsway, Chester,

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£750,000





## Earlsway, Chester,

57 Earlsway an outstanding detached family home with significant further potential in a large plot in Chester's most prestigious location.

This beautifully presented family house has an excellent blend of period charm and modern convenience.

Four generous bedrooms, three reception rooms and a large kitchen breakfast room, detached garage and extensive rear gardens with open views. The property lies a short distance from Chester city centre, it's historic Roman Walls, racecourse and excellent shopping facilities. This house also lies within walking distance from the prestigious Chester golf club and is close to fine schools including Queens Park High School and The Kings School.

Planning permission exists for the erection of part two storey and single storey rear extension offering the opportunity to create extraordinary extended living space.

## Property Details

## Key Features

- Beautifully presented family house
- Large plot in Chester's most prestigious location
- Offers significant further potential
- Four generous bedrooms
- Three reception rooms
- Large kitchen breakfast room

### Entrance Porch

With tiled threshold , brick arched porch ,heavy timber front door opens to hallway

### Hallway

Wide and light with lovely herringbone pattern wood block floor ,staircase rises to 1st floor ,radiator, high-level plate shelf ( a charming period feature)

### Ground Floor WC

With tiled floor ,incorporating low level WC ,fitted hand wash basin with tiled splashback, window to side , extractor fan, recessed ceiling spotlights and storage cupboard .

### Living Room

3.90m x 3.90m

Continuation of lovely herringbone pattern wood block floor ,box bay window to front with leaded light effect UPVC double glazing ,radiator , fireplace with stone effect fireplace with inset coal effect living flame gas fire fitted ,high-level picture rail ,frosted double glazed window to side

### Kitchen Breakfast Room

6.70m x 3.83m

Large and versatile family kitchen breakfast room with tiled floor throughout, extensive range of fitted timber faced kitchen units both wall and base ,extensive granite working surfaces, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over ,space for gas / electric oven with chromed splashback and chromed fan unit over, base units to include drawers and cupboards, space for American style fridge freezer, space and plumbing for washing machine , Integrated dishwasher , ample space for dining table and chairs, radiator built-in boiler cupboard with gas fired Worcester boiler for central heating and domestic hot water, recessed ceiling spotlights, built-in pantry cupboard

### Dining Room

3.6m x 3.9m

Large and well proportioned room with high level picture rail ,continuation of herringbone pattern wood block floor , central chimney breast with recess ,radiator and bifold concertina UPVC double glazed doors leading to

### Conservatory /Garden Room

4.30m x 3.60m

Timber effect flooring ,fitted UPVC double glazed surround with lovely views over the terrace and gardens and a pitched conservatory style roof .

### Staircase rising to 1st Floor Landing

With UPVC double glazed frosted windows adjacent , doors off to principal bedrooms and access to roof space (large loft access with ladder leads to the roof space and there is potential for the roof space to be converted into an extra bedroom as required subject to necessary planning consents and building regulations)

### Bedroom 1

3.9m x 4.6m

With UPVC double glazed windows front and side ,extensive range of fitted wardrobe cupboards with hanging space and shelving, high level rail ,radiator

### Bedroom 2

3.90m x 3.60m

UPVC double glazed window to rear ,high-level picture rail, attractive views over the rear garden and beyond,radiator





### Bedroom 3

3.0m x 3.20m

UPVC double glazed window to rear , radiator under ,high level picture rail, useful double room

### Bathroom

2.00m x 3.20m

Very well appointed bathroom, fully tiled floor and complementary wall tiling ,large freestanding tub bath with mixer tap to side, low level WC with concealed cistern, large hand wash basin in vanity surround with cupboard under, walk-in shower enclosure- fully tiled with thermostatic shower over, recessed ceiling spotlights, frosted double glazed windows to side ,extractor fan

### Bedroom 4 (office presently)

2.70m x 2.70m

Very well fitted with range of fitted office furniture to include kneehole desk unit with drawers and cupboards adjacent further display shelf, shelving and range of storage and filing cabinets ,built-in store cupboard with shelving, radiator , double glazed window to front

### Externally

The property is approached via pressed concrete drive with ample parking for multiple vehicles and leads adjacent to the house to the detached garage building , front garden laid to lawn with attractive hedged borders.

### To rear :

Gated access leads to the extensive rear gardens with raised block paved patio terrace -sheltered and private and sloping block pathway leads to the principal gardens, which lie to the rear. Gardens consist of large level lawn with mature flower and shrubbery borders and abundance of mature and ornamental trees, a further gravel sun terrace at the foot of the garden. Gardens are bounded by hedging and fencing, beyond the rear boundary of the garden is the railway cutting and therefore a high degree of privacy. Beyond the gardens are views to Woodland .

### Garage building ,

built of brick with clay tiled roof, up over door to front and side access, useful overhead storage space ,electric light and power

### NB

Planning permission number Reference 22/02120/FUL - Alternative Reference PP - 11308461 - Decision Issued Date Wed 07 Dec 2022

Erection of part two storey and single storey rear extension, extension to existing garage- see appended plans and suggested elevation and internal cgis.



COUNCIL TAX BAND:  
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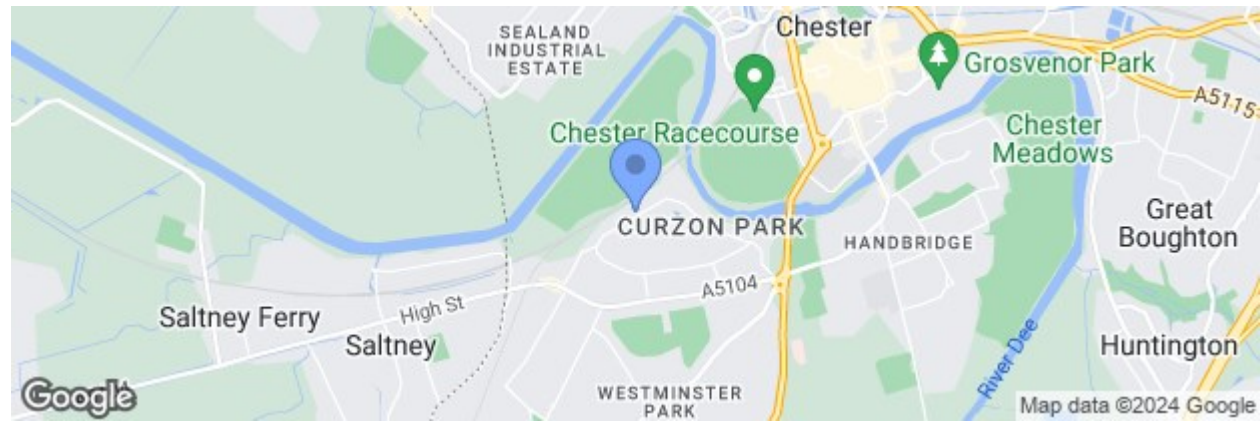
TENURE:  
Freehold

EPC RATING:

LOCAL AUTHORITY:  
Cheshire West And  
Chester



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