

CHANGING HOME



14 Sorrel Close | Huntington | Chester | CH3 6SB

£555,000

An extended and now most substantial 4 bedroom, 2 bathroom detached family home set within the very popular cul-de-sac of Sorrel Close. The property has 3 reception rooms, large kitchen/diner and is beautifully appointed and has a delightful and very private rear garden together with ample parking and garage. Early internal viewing advised.

LOCATION

The property is superbly positioned at the top of a small cul-de-sac within much sought after Sorrel Close very near to Caldley Valley Nature Park. Access to the main A55 is simple and Chester City Centre is a short drive away. The property is within catchment of Bishops High School and Christleton High School. Sainsbury's superstore is within walking distance.

ENTRANCE HALL

Accessed via a composite front door and with a Kamdean floor and covered radiator. Large walk in cloaks cupboard with shelving and hanging rails.

HALLWAY

With radiator and wood effect laminate floor.

LOUNGE

17' 2" x 11' 0" (5.23m x 3.35m) With leaded UPVC double glazed box window and radiator. Feature brick fireplace recess with slate hearth and timber mantle. Coved ceiling and radiator.

ORANGERY

16' 10" x 9' 2" (5.13m x 2.79m) A stunning addition to the property with large full length UPVC double glazed window and tri fold UPVC double glazed doors onto the beautiful rear garden. Also with tiled floor, underfloor heating, 2 vertical radiators and recessed spotlights. A roof window

KITCHEN/DINER

29' 3" x 10' 9" (8.92m x 3.28m) A beautifully appointed and very spacious room.

The kitchen has an extensive array of fitted floor and wall units with large island unit and breakfast bar to the centre all with granite worktops. 1 1/2 bowl stainless steel sink unit. Bosch oven and grill. Integral dishwasher. Induction hob with extractor over. Tiled floor with underfloor heating and vertical radiator. Recessed spotlights, UPVC double glazed window and double glazed patio doors to the Orangery. Space for a large fridge /freezer.

The dining area has wood effect laminate floor, radiator, recessed spotlights and further breakfast bar.

STUDY

17' 4" x 8' 7" (5.28m x 2.62m) With fitted desk and shelves. Radiator and leaded UPVC double glazed window.

UTILITY ROOM

10' 5" x 5' 4" (3.18m x 1.63m) With tiled floor and shelves. Fitted worktop and space for a washing machine and tumble dryer.



Radiator, Velux roof window and partly tiled walls.

CLOAKROOM

With a white suite of a WC and wash hand basin. Tiled floor, partly tiled walls and recessed spotlight.

LANDING

With loft access and leaded UPVC double glazed window.

BEDROOM 1

14' 0" x 8' 11" (4.27m x 2.72m) With a range of fitted wardrobes and further fitted wardrobes to a dressing area. Radiator and UPVC double glazed window.

EN-SUITE

7' 7" x 5' 3" (2.31m x 1.6m) With a white suite of a WC, wash hand basin and large walk in shower with power shower. Recessed spotlights, extractor fan and heated towel rail. Frosted UPVC double glazed window.

BEDROOM 2

11' 3" x 9' 10" (3.43m x 3m) With wood effect laminate floor, radiator and UPVC double glazed window.

BEDROOM 3

11' 0" x 8' 10" (3.35m x 2.69m) With fitted wardrobe, wood effect laminate floor, radiator and UPVC double glazed window.

BEDROOM 4

8' 5" x 7' 5" (2.57m x 2.26m) With fitted wardrobe, radiator and leaded UPVC double glazed window.

BATHROOM

14' 8" x 6' 5" (4.47m x 1.96m) A superb fitted suite in white of a WC, wash hand basin, bath and large tiled shower cubicle with power shower. 2 frosted and leaded UPVC double glazed windows. recessed spotlights and airing cupboard. Heated towel rail with underfloor heating.

GARAGE

An integral garage with up and over door. Power and light.

GARDEN

To the front is a lawn and large tarmac parking area. At the rear is most attractive and secluded garden with a patios, lawn and pergola with electronic awning above. Also mature trees, hedges and well stocked borders.





for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

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Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

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