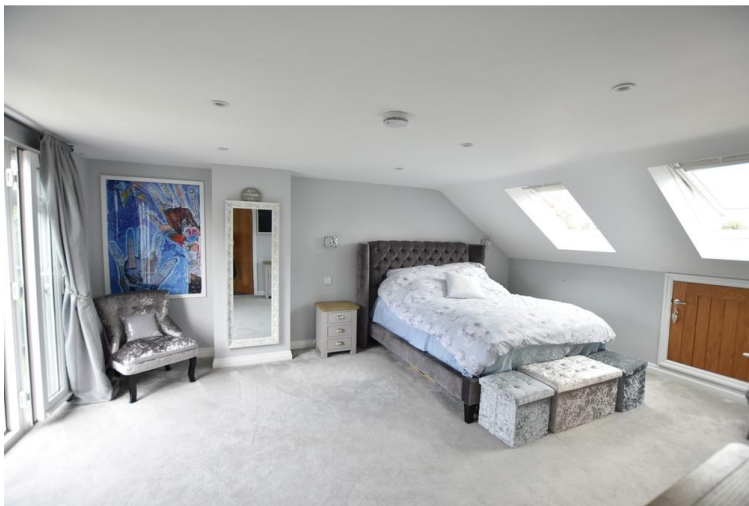


# CHANGING HOME



**Woodlands Drive | Hoole | Chester | CH2 3QJ**

**£465,000**

A substantial and well appointed 4 bedroom 2 bathroom semi detached family home within a sought after cul-de-sac. The property also has an integral garage and attractive rear garden with a large recently installed timber pod. There is ample parking and UPVC double glazing. Smart Hive lighting and electric. Early internal viewing advised.

## Property Description

### LOCATION

The property is set within sought after Woodlands Drive in a very popular part of Hoole. Access to the main road network and motorways is simple. The City Centre is within a short drive and well served by public transport.

Hoole itself has a huge array of high quality shops, restaurants and bars that make it so popular within the City.

### PORCH

With a tiled floor.

### HALL

With a timber floor, radiator and understairs cupboard.

### CLOAKROOM

With WC and wash hand basin.

### SITTING ROOM

12' 3" x 12' 2" (3.73m x 3.71m) With a UPVC double glazed bay window to the front. Log burning stove. Timber floor and radiator.

### LIVING ROOM

12' 1" x 11' 9" (3.68m x 3.58m) With log burning stove having a tiled hearth and timber mantle. Timber floor and radiator. Double sliding doors to the Conservatory.

### KITCHEN

19' 6" x 7' 10" (5.94m x 2.39m) With a range of fitted floor and wall units with granite worktops. Stainless steel sink unit. Space and plumbing for a dishwasher, washing machine and tumble dryer. Space for a gas range with extractor over. Fridge/freezer. Timber floor. UPVC double glazed double doors to the rear garden. Partly tiled walls.

### CONSERVATORY

10' 5" x 9' 9" (3.18m x 2.97m) With a radiator, tiled floor and UPVC double glazed windows and double doors to the rear garden.

### BEDROOM 2

12' 1" x 12' 1" (3.68m x 3.68m) With a UPVC double glazed window. Radiator. Fitted wardrobes to one wall. Wood effect laminate floor.

### BEDROOM 3

12' 4" x 10' 2" (3.76m x 3.1m) With UPVC double glazed window and radiator. Wood effect laminate floor and built in wardrobe.



#### **BEDROOM 4**

7' 10" x 7' 3" (2.39m x 2.21m) With wood effect laminate floor, radiator and UPVC double glazed window.

#### **BATHROOM**

8' 7" x 7' 8" (2.62m x 2.34m) With a white suite of a WC, wash hand basin and panelled bath with shower over. Heated towel rail. Extractor fan, partly tiled walls and frosted UPVC double glazed window.

#### **BEDROOM 1**

17' 10" x 13' 10" (5.44m x 4.22m) A superb and very spacious master bedroom on the second floor with UPVC double glazed double doors to a Juliette Balcony. 2 Velux roof windows. Radiator and eaves storage.

#### **EN-SUITE**

9' 0" x 5' 8" (2.74m x 1.73m) With a white suite of a WC wash hand basin and a tiled shower cubicle. Extractor fan. Radiator towel rail.

#### **GARAGE**

A integral garage accessed from the hall. With electronic up and over door. Power and light. Door to the rear garden.

#### **OUTSIDE**

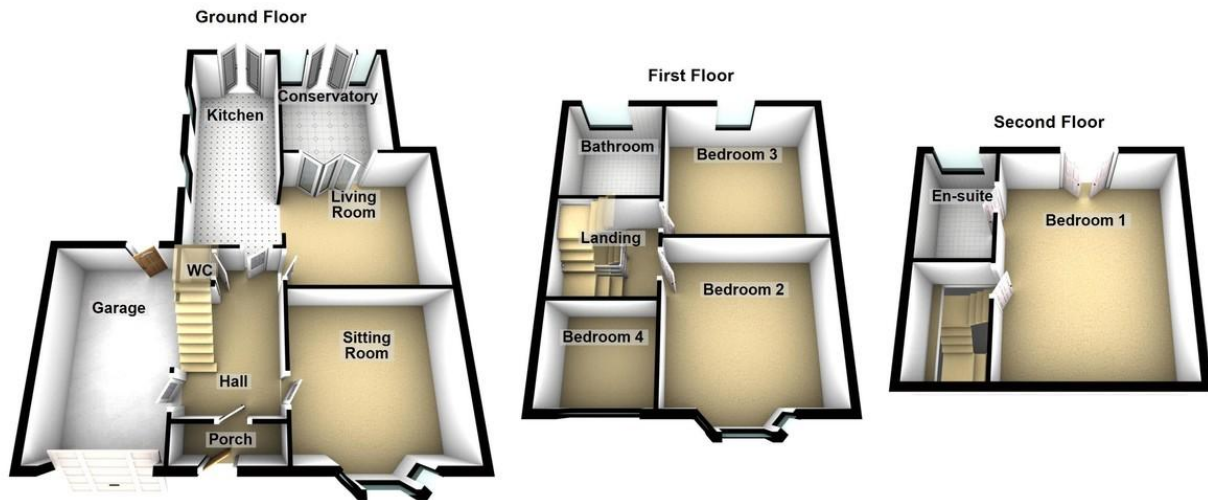
To the front is a gravel driveway to provide ample parking. Outside storage sheds and shrubs.

At the rear is a block paved patio, lawn and decked area with pergola over.

#### **TIMBER POD**

14' 3" x 9' 6" (4.34m x 2.9m) A superb recently installed timber pod at the back of the rear garden. Currently used as a Music Room and with double glazed window and double doors onto decking. With light and power.





for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

D

## 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

## Contact Details

40 Lower Bridge Street  
Chester  
Cheshire  
CH1 1RS

[www.changing-home.co.uk](http://www.changing-home.co.uk)  
[jeremy@changing-home.co.uk](mailto:jeremy@changing-home.co.uk)  
01244 345664

%epcGraph\_c\_1\_349%

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements