

CHANGING HOME



39 Sherbourne Avenue | | Chester | CH4 7QU

£565,000

A simply stunning 4 bedroom 3 bathroom modern detached family home with detached double garage and a beautiful rear garden.

Built around 3 years ago the property is superbly presented throughout and also a very useful summerhouse in the rear garden. ample parking. Early internal inspection advised.

Property Description

LOCATION

The property is set within very popular Westminster Park. There are a variety of high quality local shops close at hand together with an Ofsted rated outstanding primary school and the Kings School. Chester City Centre is within walking distance and is well served by public transport. Access to Chester Business Park, Handbridge, Kings School and A55 is simple.

HALL

Accessed via a composite front door and with a radiator.

LOUNGE

15' 1" x 13' 7" (4.6m x 4.14m) With a newly installed log effect gas stove with balanced flue. UPVC double glazed double doors and further UPVC double glazed door to the rear garden. Radiator.

DINING ROOM

9' 6" x 11' 7" (2.9m x 3.53m) plus bay window. With UPVC double glazed bay window. Radiator.

KITCHEN/DINER

10' 4" x 9' 0" (3.15m x 2.74m) With an extensive range of fitted floor and wall units. Smeg 1 1/2 bowl stainless steel sink unit. Smeg 5 ring gas hob with Smeg stainless steel extractor hood over. Smeg dishwasher. Smeg oven and microwave/oven. Amtico flooring. Radiator, and UPVC double glazed window rear elevation.

FAMILY ROOM

14' 9" x 8' 6" (4.5m x 2.59m) min. With a radiator and Amtico floor. UPVC double glazed window and built in cupboard.

UTILITY ROOM

8' 9" x 4' 9" (2.67m x 1.45m) With space for a washing machine and tumble dryer. Extractor fan and composite door to the rear. Fitted wall and floor units and central heating housed with a fitted full length unit.

CLOAKROOM

With a white WC and wash hand basin on a vanity unit. Radiator and frosted UPVC double glazed window.

LANDING

A spacious and light galleried landing with space for a desk or easy chair at the front. With UPVC double glazed window, loft access, recessed spotlights and display shelves. Airing cupboard and radiator.



BEDROOM 1

13' 8" into bay x 9' 5" min (4.17m x 2.87m) With fitted wardrobes, radiator and UPVC double glazed bay window to the front.

EN-SUITE

With a white WC, wash hand basin on a vanity unit and tiled shower cubicle. Recessed spotlights, extractor fan, radiator and frosted UPVC double glazed window.

BEDROOM 2

9' 3" x 8' 6" (2.82m x 2.59m) plus doorway. With a radiator, fitted wardrobe and UPVC double glazed window.

EN-SUITE

With a white WC, wash hand basin on a vanity unit and tiled shower cubicle. Recessed spotlights, extractor fan and frosted UPVC double glazed window.

BEDROOM 3

10' 7" x 8' 6" (3.23m x 2.59m) plus recess. With a radiator and UPVC double glazed window.

BEDROOM 4/STUDY

10' 9" x 6' 9" (3.28m x 2.06m) With radiator and UPVC double glazed window.

BATHROOM

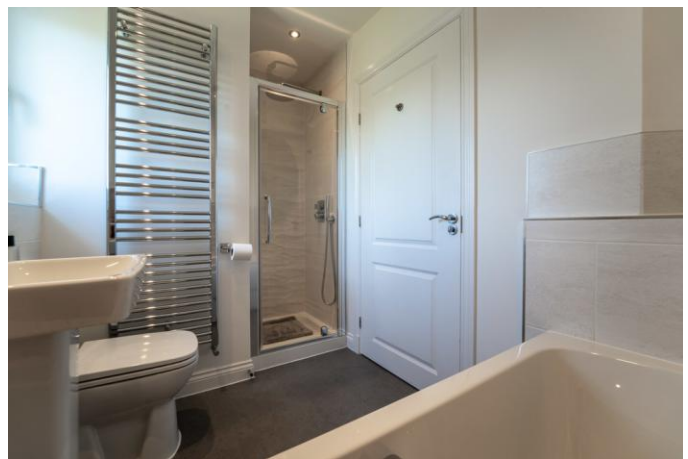
With a white suite of a WC, wash hand basin, panelled bath and tiled shower cubicle. Frosted UPVC double glazed window and partly tiled walls. Recessed spotlights and extractor fan.

DOUBLE GARAGE

16' 10" x 16' 9" (5.13m x 5.11m) With a pitched tiled roof. Up and over door. Power and light. Door onto the rear garden.

GARDEN

To the front is a very neat lawn, well stocked borders and hedge. A double tarmac drive provides ample parking. A gate leads to a beautiful landscaped rear garden with lawn, patio, tap, shed and a plethora of trees, plants and flowers. Within the garden is a recently installed excellent insulated Summerhouse with decked surround, double glazed windows, power and light.





for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

F

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
jeremy@changing-home.co.uk
01244 345664

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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