

# CHANGING HOME



Kohima Crescent | Saughton | Chester | CH3 6GD

Offers over £425,000

An immaculate 4 bedroom 2 bathroom detached modern family home with garage. Set on a prestigious development on the southern edge of Chester to property is superbly located and has an attractive rear garden with sunny aspect. superbly appointed and with parking to the front. Internal inspection a must.

# Property Description

## LOCATION

The property is set within the very popular Crown Park development at Saighton on the southern edge of Chester overlooking the Cheshire Countryside. Huntington Primary School is within a short walk. The Rake and Pikel public house and a Co-op also very close by. Access to villages such as Churton, Alford and Farndon is simple. The main road network is simple via the A55. Chester City Centre is well served by public transport.

## HALL

9' 11" x 6' 6" (3.04m x 2m) Accessed via a storm porch and a composite front door. With a vertical radiator.

## LIVING ROOM

16' 4" x 10' 7" (4.98m x 3.24m) With a leaded UPVC double glazed bay window to front. Electric fire and radiator.

## KITCHEN/DINER

11' 3" x 20' 9" (3.43m x 6.33m) With an extensive range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. Smeg 4 ring gas hob with stainless steel extractor hood over. Smeg double oven. Integral dishwasher and fridge/freezer. radiator and extractor fan. Tiled floor and UPVC double glazed French doors and full length windows to the rear. UPVC double glazed window and recessed spotlights. Understairs cupboard.

## UTILITY ROOM

6' 9" x 5' 9" (2.07m x 1.77m) With a stainless steel sink unit. space for a washing machine and tumble dryer. Tiled floor and composite door to the rear garden.

## CLOAKROOM

3' 2" x 5' 9" (0.97m x 1.77m) With a tiled floor and a white suite of a WC and wash hand basin. Radiator and frosted UPVC double glazed window.

## LANDING

5' 1" x 13' 1" (1.55m x 4.01m) With a airing cupboard, linen cupboard and loft access.



### **BEDROOM 1**

14' 9" x 10' 7" (4.50m x 3.25m) With a range of fitted wardrobes with sliding doors. Radiator and UPVC double glazed leaded bay window.

### **EN-SUITE**

7' 2" x 2' 10" (2.19m x 0.87m) With a white suite of a WC, wash hand basin on a vanity unit and tiled shower cubicle. Leaded and frosted UPVC double glazed window. Heated towel rail, tiled floor, recessed spotlights and extractor fan.

### **BEDROOM 2**

12' 5" x 9' 1" (3.81m x 2.77m) With radiator and UPVC double glazed leaded window.

### **BEDROOM 3**

7' 9" x 11' 11" (2.37m x 3.64m) With radiator and UPVC double glazed window.

### **BEDROOM 4**

11' 1" x 7' 4" (3.40m x 2.26m) With radiator and UPVC double glazed window.

### **BATHROOM**

7' 9" x 6' 10" (2.37m x 2.10m) With a white suite of a WC, wash hand basin and panelled bath with shower and screen. heated towel rail, extractor fan and recessed spotlights. Tiled floor and partly tiled walls. Frosted UPVC double glazed window.

### **GARAGE**

17' 1" x 9' 0" (5.23m x 2.75m) A single attached garage with up and over door. Power and light.

### **OUTSIDE**

To the front is a tarmac drive to the garage to provide parking. Also a lawn and power socket. A gate provides access to the rear garden which has a sunny aspect, patio, tap, lawn and very attractive well stocked borders.





## Tenure

Freehold

## Council Tax Band

E

## 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

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		

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