

CHANGING HOME



Green Howards Road | Saughton | CH3 6FA

£459,950

A beautifully presented and most spacious four bedroom two bathroom modern detached family home. Set on a peaceful cul-de-sac within a popular modern development on the eastern edge of the city. Benefitting from a high quality newly fitted kitchen, the property includes a stunning extended orangery at the rear, a detached garage, attractive gardens and driveway parking for two cars. There is also a communal garden at the top of the cul-de-sac.

Property Description

LOCATION

The property is set within the very popular Crown Park development at Saughton on the southern edge of Chester. 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

Accessed via a composite front door and with wood effect laminate floor and built in store cupboard.

LIVING ROOM

19' 1" x 10' 6" (5.82m x 3.2m) A very spacious reception room with UPVC double glazed bay window to the front and radiator.

KITCHEN/DINER

19' 1" x 11' 1" (5.82m x 3.38m) MAX. A stunning dual purpose room incorporating an extensive range of newly fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. double Neff oven with integral microwave, Neff induction hob with stainless steel extractor hood over. Space for American style fridge/freezer, wine chiller, dishwasher, space for integral washing machine and space for integral tumble dryer. Wood flooring, recessed spotlights and wall mounted boiler. Radiator, UPVC double glazed bay window to the front and UPVC double glazed window to the rear.

ORANGERY

10' 1" x 8' 11" (3.07m x 2.72m) A superb addition to the property. accessed via double doors from the Living Room . with 2 radiators, 2 UPVC double glazed windows and UPVC double glazed French doors onto the rear garden. A large lantern roof window allows more light to the room.

CLOAKROOM

With a white WC and wash hand basin. Radiator and tiled floor.

REAR HALL

With tiled floor and door to the rear garden.

LANDING

With UPVC double glazed window and built in cupboard housing the hot water cylinder.



BEDROOM 2

10' 7" x 12' 7" (3.23m x 3.84m) With radiator and UPVC double glazed window.

BEDROOM 3

11' 3" x 8' 8" (3.43m x 2.64m) With fitted wardrobe, radiator and UPVC double glazed window.

BEDROOM 4

8' 8" x 7' 7" (2.64m x 2.31m) With fitted wardrobe, radiator and UPVC double glazed window.

BATHROOM

7' 2" x 6' 2" (2.18m x 1.88m) With a white suite of a WC, wash hand basin and bath with shower attachment and screen. recessed spotlights, heated towel rail, frosted UPVC double glazed window, tiled floor and partly tiled walls.

BEDROOM 1

19' 8" x 12' 9" (5.99m x 3.89m) max. Set on the second floor is a very large main bedroom suite. The bedroom has two built in wardrobes, 2 radiators, Velux roof window and UPVC double glazed window.

EN-SUITE

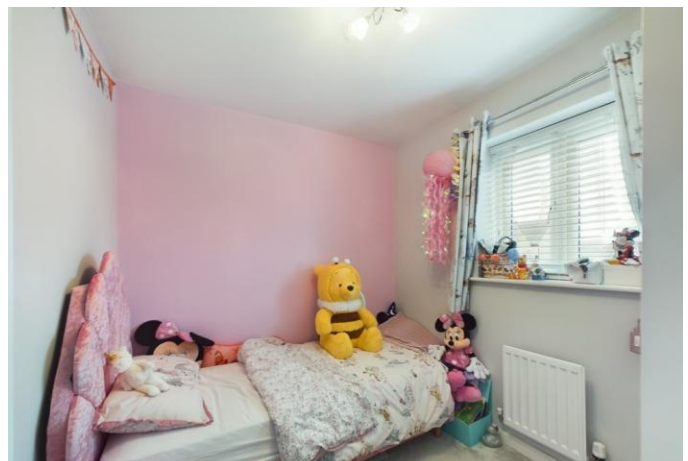
With a white suite of a WC, wash hand basin and shower cubicle. Tiled floor and partly tiled walls. Frosted UPVC double glazed window, heated towel rail and recessed spotlights.

GARAGE

A detached garage with up and over door. power and light. Door at the side allows access to the rear garden.

OUTSIDE

To the front is a neat lawn bordered by a white picket fence. A tarmac drive leads along the side of the property and has an electric car charging point. A gate then leads into the rear garden. The rear garden is low maintenance with an artificial lawn, patio, decked area and tap.





Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

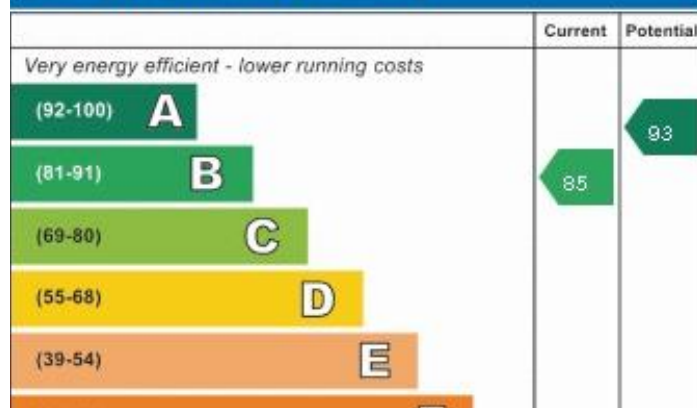
If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

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Energy Efficiency Rating



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