

# CHANGING HOME



Peach Field | Great Boughton | Chester | CH3 5RF

Offers over £280,000

A most spacious two double bedroom detached modern bungalow having an attractive rear garden with sunny aspect. The bungalow is set within a very popular small cul-de-sac and has a detached garage and parking for several cars. UPVC double glazed. Gas central heating. NO ONWARD CHAIN.



## Property Description

### LOCATION

The property sits in a small cul-de-sac just off Adder Hill in the heart of very popular Great Boughton within a short walk of Bishops High School and Sainsburys Superstore. Chester City Centre is a short drive away and is well served by public transport. Access to the main road network and A55 is simple. There are local shops close by in Boughton.

### HALL

Accessed via a storm porch and with a radiator and built in storage cupboard.

### LOUNGE/DINER

9' 2" x 9' 7" (2.79m x 2.92m) and 16' 7" x 10' 11" (5.05m x 3.33m)  
A large dual purpose room. The living area has a UPVC double glazed window and radiator. The dining area has a radiator and UPVC double glazed patio doors to the side.

### KITCHEN

9' 7" x 8' 2" (2.92m x 2.49m) With a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. Oven and 4 ring gas hob with extractor over. radiator, UPVC double glazed window and Worcester condensing boiler. Space for a fridge, freezer and washing machine.

### BEDROOM 1

10' 4" x 15' 4" (3.15m x 4.67m) max. With 3 UPVC double glazed windows. Built in wardrobes. Radiator.

### BEDROOM 2

12' 1" x 8' 10" (3.68m x 2.69m) With UPVC double glazed window. Built in wardrobes. Radiator.

### BATHROOM

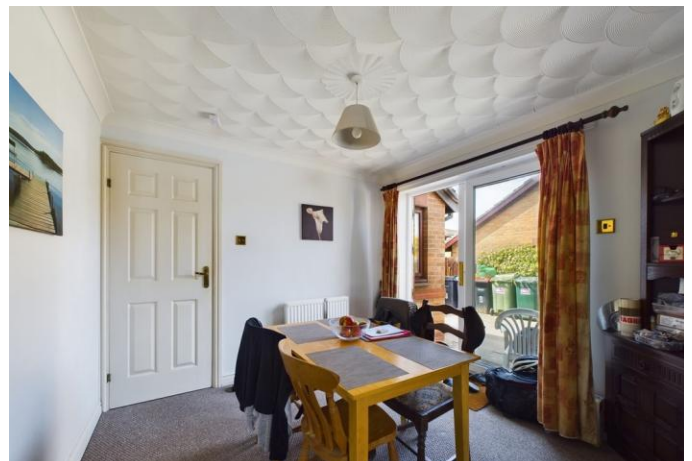
9' 4" x 5' 4" (2.84m x 1.63m) With a WC, wash hand basin and paneled bath with shower and screen. Frosted UPVC double glazed window and airing cupboard. Partly tiled walls and radiator.

### GARAGE

A detached single garage with up and over door. Power and light. Window to the side.

### OUTSIDE

To the front is a lawn and tarmac drive that leads along the side of the property to provide ample parking. The rear garden is accessed via a gate and has a sunny aspect. The garden has a

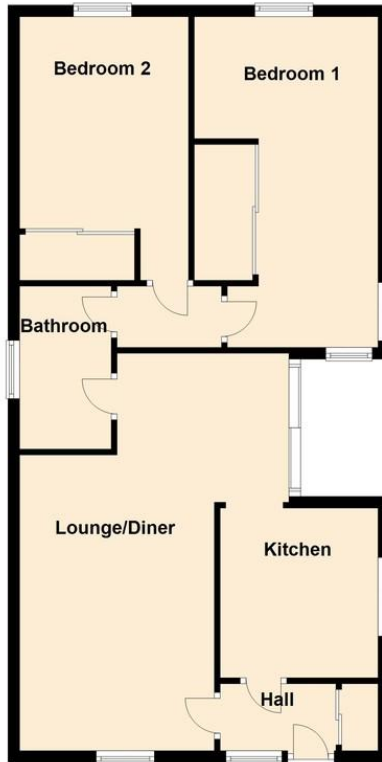


patio and large lawn.



### Ground Floor

Approx. 73.4 sq. metres (790.3 sq. feet)



Total area: approx. 73.4 sq. metres (790.3 sq. feet)

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

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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
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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 and 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