

CHANGING HOME



Peach Field | Great Boughton | Chester | CH3 5RF

£325,000

A newly refurbished and now superbly appointed and very spacious detached bungalow with two large double bedrooms. The bungalow is ready to move into and set within a small cul-de-sac just off Adder Hill. With a good sized secluded rear garden, detached garage and parking for several cars. NO ONWARD CHAIN. Internal viewing advised.

Property Description

PROPERTY INFORMATION

The current owners have just completed a refurbishment of the property including: New fitted kitchen, new bathroom suite, redecoration throughout, new electronic garage door and some upgrading to electrics.

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 newly installed fitted shaker style kitchen made in Yorkshire incorporating floor and wall units and 1 1/2 bowl stainless steel sink unit. 4 ring gas hob with extractor hood over and oven below. Recessed spotlights, partly tiled walls and vertical radiator. Recently serviced Worcester boiler. UPVC double glazed window. 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 newly fitted bathroom suite in white with a large easily accessed shower cubicle, WC and wash hand basin. Non slip flooring, recessed spotlights and extractor fan. Frosted UPVC double glazed window and heated towel rail. Airing cupboard.

GARAGE

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

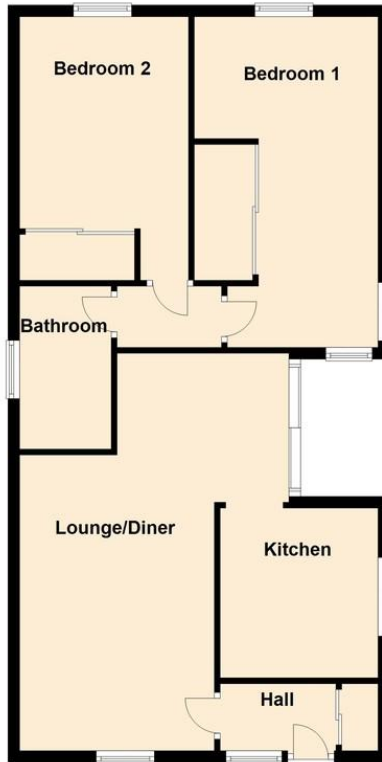
OUTSIDE

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) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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 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