

# CHANGING HOME



46 Devana Gardens | | Chester | CH4 7FA

£415,000

This most attractive and spacious four bedroom family semi detached town house has been greatly improved by the current owner both internally and externally since completion of the build just over 2 years ago. With a superb aspect to the front over a Green the property is set on a very good sized plot. Internal viewing advised to understand the scale of the upgrades made recently.

## Property Description

### LOCATION

This stunning property which has been much enhanced by the current owners is set within the very popular Kings Moat Garden Village development just set back off Wrexham Road towards the southern edge of Chester. Access to Kings School, Chester Business Park, Airbus, Broughton Retail Park and A55 could not be easier. Chester City Centre is a short drive away as is Handbridge. There are excellent local shops within a short walk on Westminster Park.

### HALL

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

### KITCHEN/DINER/LOUNGE

16' 1" x 28' 10" max (4.9m x 8.79m) max. A very spacious triple purpose room that has been greatly enhanced by the current owner both in appointment and layout.

The fitted kitchen is superb with an eye level oven and grill, fitted wall and floor units, 4 ring gas hob with extractor hood over. Integral dishwasher, fridge/freezer and space for a washing machine. Breakfast bar, 1 1/2 bowl stainless steel sink unit. UPVC double glazed window and radiator.

The living area has a vertical radiator and bifold doors across the rear of the room onto the back garden.

### LANDING

With large built in cupboard housing hot water tank. UPVC double glazed window to the front.

### LIVING ROOM

16' 1" x 10' 3" (4.9m x 3.12m) With UPVC double glazed French doors onto a Juliette balcony. UPVC double glazed window and radiator.

### BEDROOM 2

11' 0" x 9' 2" (3.35m x 2.79m) UPVC double glazed window and radiator.

### BATHROOM

6' 11" x 4' 0" (2.11m x 1.22m) With a white suite of a WC, wash hand basin and panelled bath with shower and screen over. Tiled walls, heated towel rail, recessed spotlights and extractor fan.

### UPPER LANDING

With loft access and radiator.





### MASTER BEDROOM

12' 6" x 11' 8" (3.81m x 3.56m) plus alcove. With radiator and UPVC double glazed window.

### EN-SUITE

6' 9" x 4' 10" (2.06m x 1.47m) With a white suite of a WC, wash hand basin and shower cubicle. Tiled walls, heated towel rail, recessed spotlights, radiator and frosted UPVC double glazed window.

### BEDROOM 3

11' 5" x 7' 8" (3.48m x 2.34m) With radiator and UPVC double glazed window.

### BEDROOM 4

9' 11" x 8' 3" (3.02m x 2.51m) UPVC double glazed window and radiator.

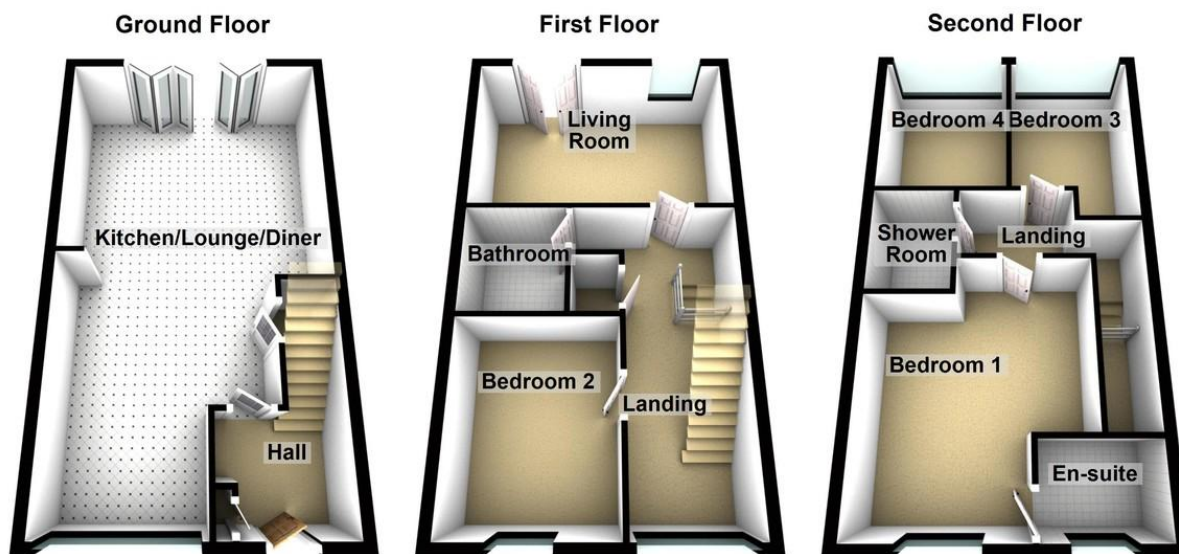
### SHOWER ROOM

6' 6" x 3' 9" (1.98m x 1.14m) With a white suite of a WC, wash hand basin and shower cubicle. Tiled walls, recessed spotlights, extractor fan and heated towel rail.

### OUTSIDE

With a neat lawn to the front and a tarmac drive along the front and side of the property to provide ample parking for up to 4 cars. A gate gives access to a most attractive and private low maintenance rear garden which retains a sunny aspect and that has been superbly landscaped by current owners. Artificial lawn, It has 2 porcelain flagged patios and artificial lawns. Not overlooked from either direction and enjoys sun all day during summer on the back garden. Private driveway which is shared between 4 homes.





for illustration only not to scale  
Plan produced using PlanUp.

## 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	85	
(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 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