

CHANGING HOME



Dennis Drive | Chester | Cheshire | CH4 7RG

£595,000

An extended, beautifully maintained detached family home occupying a pleasant cul-de-sac position within the highly desirable suburb of Westminster Park. In brief: porch, hallway, W/C, 4 reception rooms, kitchen/diner, utility room, 4 bedrooms & 2 bathrooms. Attractive rear enclosed garden and driveway parking.

Property Description

LOCATION

The property is set in the heart of increasingly popular Westminster Park. There are a variety of much improved and now high thriving quality local shops within a short walk together with an excellent primary school. Chester City Centre is within walking distance and is well served by public transport. Access to Chester Business Park, Handbridge, Kings School, Airbus and A55 is simple.

COVERED PORCH

Accessed via UPVC double glazed front door and decorative glazed insert through to hallway.

HALLWAY

25' 5" x 5' 8" (7.77m x 1.75m) With UPVC double glazed windows with view to side, recessed spotlights, coved ceilings, two radiators, alarm and under stairs storage cupboards.

CLOAKROOM

4' 11" x 4' 0" (1.5m x 1.24m) With W/C, wash hand basin, tiled walls & flooring, radiator, recessed spotlights and extractor.

LIVING ROOM

18' 9" x 11' 8" (5.72m x 3.56m) A dual aspect room with UPVC windows looking out the front of the property & UPVC sliding doors leading to the rear garden. Wall lights, coved ceiling, two radiators, wood effect flooring and electric fire.

SITTING ROOM

11' 1" x 10' 0" (3.38m x 3.05m) With UPVC double glazed window, wood effect flooring, wall lights and radiator.

KITCHEN/DINER/FAMILY ROOM

22' 0" x 10' 2" (6.71m x 3.12m) A large multi purpose space with UPVC French doors leading to patio and UPVC sliding doors leading to the rear garden. Tiled flooring and two radiators.

KITCHEN

10' 11" x 8' 3" (3.33m x 2.54m) Fitted with bespoke solid wood floor & base units with stainless steel handles and granite effect worktops. 1 1/2 composite sink unit with chrome mixer tap, integral dishwasher, space for American style fridge/freezer. Five ring Neff gas hob with Neff chrome extractor above. Neff double oven and grill. Under unit spotlights. Tiled flooring, partly tiled walls and UPVC double glazed window.

UTILITY ROOM

8' 2" x 4' 11" (2.49m x 1.52m) With wall & floor units, granite effect worktop, space for washing machine and tiled floor.

PLAY ROOM

13' 5" x 8' 2" (4.11m x 2.51m) With UPVC double glazed window, coved ceiling, recessed spotlights, wood effect flooring and radiator.



GYM

12' 11" x 7' 10" (3.94m x 2.41m) With UPVC double glazed door leading to rear garden, recessed spotlights, wood effect flooring, loft access with pull down ladder and electric heater

LANDING

With loft hatch with pull down ladder leading to part boarded attic and recessed spotlights.

MASTER BEDROOM

20' 4" x 10' 0" (6.22m x 3.07m) With two UPVC double glazed windows with view over rear garden, fitted wardrobes & dressing table and radiator.

EN-SUITE

8' 5" x 4' 5" (2.59m x 1.37m) With shower cubicle, W/C, wash hand basin, tiled walls, heated towel rail and recessed spotlights.

BEDROOM TWO

18' 9" x 8' 7" (5.74m x 2.62m) With two UPVC double glazed windows, Fitted wardrobes & chest of drawers and radiator.

BATHROOM

With W/C, paneled bath with shower over, wash hand basin, built in cupboard housing hot water cylinder, frosted UPVC window, wood effect flooring, tiled walls, extractor fan and heated towel rail.

BEDROOM THREE

11' 10" x 9' 8" (3.61m x 2.95m) With UPVC double glazed windows, built in wardrobes and radiator.

BEDROOM FOUR

9' 6" x 9' 1" (2.90m x 2.77m) With UPVC double glazed window and radiator.

OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for several cars, a large fully stocked flower bed and side gates leading to the rear garden. The sunny aspect rear garden consists of large lawn area, fully stocked flower borders and patio. Solar panels on roof and EV charger.

GARAGE

Useful storage area with up & over garage door.





Tenure

Freehold

Council Tax Band

F

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+) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		

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