

CHANGING HOME



17 Boughton Hall Avenue | Boughton | Chester | CH3 5EL

£575,000

An outstanding family home offering most spacious and flexible living/sleeping accommodation. Appointed to the highest standards with stunning Clive Christian fittings. Superbly located directly overlooking Boughton Hall cricket ground and with a large balcony to provide stunning views. Parking for several cars and attractive low maintenance rear garden with outside pod. Internal viewing a must. NO ONWARD CHAIN

Property Description

PROPERTY DETAILS

This most impressive home comprises in brief: Porch, hall, lounge, kitchen/breakfast room, dining room/conservatory, large main bedroom with en-suite and dressing room/ bedroom four/snug. Upstairs are bedrooms two and three, bathroom and sun room with access to the extensive balcony. Further stairs lead to the study/loft room. Outside is parking for several cars and to the rear a low maintenance garden with an excellent outside office.

LOCATION

The property has an enviable position within popular cul-de-sac immediately adjacent to and overlooking Boughton Hall Cricket Club. Boughton is set on the eastern side of the City. There are local shops and public houses close at hand. Chester City Centre is within walking distance along the canal. Access to the main road network is simple.

PORCH

Accessed via a composite front door and with a ceramic tiled floor and recessed spotlights.

HALL

With ceramic tiled floor.

LOUNGE

With a stunning Clive Christian mirror TV. Tiled floor, Clive Christian wall units and an attractive electric fire. Double glazed window to the front.

KITCHEN/BREAKFAST ROOM

17' 8" x 15' 10" (5.38m x 4.83m) A extremely special fitted kitchen which has an extensive range of stunning Clive Christian floor and wall units with cultured marble worktops. The kitchen incorporates Miele appliances including and American style fridge/freezer, large wine chiller, 2 ovens, steam oven, microwave and two warming drawers. Also a dishwasher, stainless steel sink unit with hot tap.

An extensive island unit incorporates a large induction hob with extractor fan over. The room as a tiled floor with underfloor heating and recessed spotlights.

Finally there is a large built in utility cupboard.

DINING ROOM/CONSERVATORY

32' 8" x 9' 8" (9.96m x 2.95m) With underfloor heating to the tiled floor. Double glazed windows, lantern roof windows and double glazed double doors have fitted electronically controlled blinds. Also Clive Christian fitted units house a safe. There is also a dining



table to match the kitchen with cultured marble top.

BEDROOM 1

11' 5" x 12' 11" (3.48m x 3.94m) and 19' 2" x 15' 2" (5.84m x 4.62m)

An air conditioned room with intercom to control the double gates at the front of the driveway. Luxury vinyl tiled floor. Recessed spotlights an heated floor. An extensive range of fitted wardrobes and drawers.

EN-SUITE

10' 3" x 5' 9" (3.12m x 1.75m) With a white suite of a WC, wash hand basin on a vanity unit and large tiled shower cubicle. Heated towel rail and recessed spotlights. Extractor fan and underfloor heating.

DRESSING ROOM/BEDROOM/SNUG

19' 2" x 11' 1" (5.84m x 3.38m) With luxury vinyl tiled floor and underfloor heating. Recessed spotlights. Double doors to bedroom one and the conservatory.

LANDING

With wall light point and door to the Sun Room and Balcony.

BEDROOM 2

13' 8" x 10' 2" (4.17m x 3.1m) and 6' 5" x 4' 10" (1.96m x 1.47m)

With radiator and 2 double glazed windows to the front. Large built in wardrobe housing hot water cylinder.

BEDROOM 3

10' 3" x 10' 3" (3.12m x 3.12m) With double glazed window and radiator.

BATHROOM

A white suite of a WC, wash hand basin on a vanity unit and P shaped bath with shower and screen. partly tiled walls, tiled floor, radiator and frosted double glazed window.

SUN ROOM

9' 10" x 8' 6" (3m x 2.59m) A room with a special view on balcony level overlooking the cricket ground. The room has double glazed windows and double doors with electronically controlled blinds. Timber floor and electric wall heater.

STUDY/LOFT ROOM

11' 2" x 11' 9" (3.4m x 3.58m) A room that could have several potential uses. It is accessed via a staircase from the landing and with spotlights, radiator and double glazed window. Eaves storage.

BALCONY

20' 8" x 23' 9" (6.3m x 7.24m) with the sun room within. A superb





Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

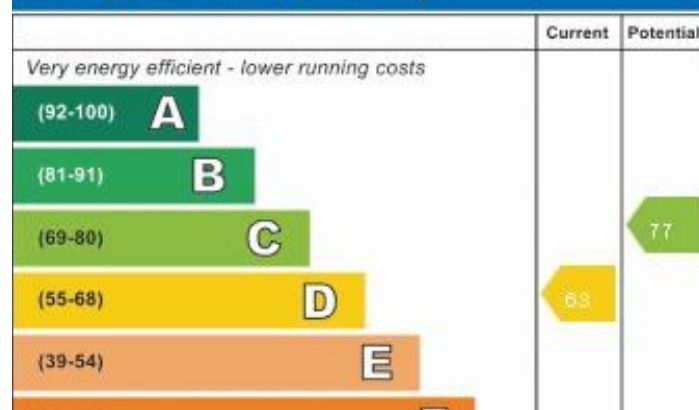
If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

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Energy Efficiency Rating



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