

# CHANGING HOME



**Kohima Crescent | Saughton | Chester | CH3 6GD**

**£555,000**

A genuinely impressive and now most spacious 4 bedroom detached modern home. Recently extended and beautifully refurbished to now provide an ideal family home with many stunning features. The property is well located within a popular development on the southern edge of the City. Early viewing a must.

## Property Description

### PROPERTY DETAILS

This superb family home provides in brief: hall, large lounge, stunning kitchen/diner/living room, utility room and cloakroom. Main bedroom with en-suite, 3 further bedrooms and bathroom.

Within various recent extension and improvements to the property has been new carpets throughout in the last 12 months and the creation of an exceptionally useful and well appointed office within the rear section of the detached garage. There is parking for several cars and a most attractive low maintenance rear garden.

### LOCATION

The property is set within the very popular Crown Park development at Saughton on the southern edge of Chester overlooking the Cheshire Countryside. Huntington Primary School is within a short walk. The Rake and Pikel public house and a Co-op also very close by. Access to villages such as Churton, Alford and Farndon is simple. The main road network is simple via the A55. Chester City Centre is well served by public transport.

### HALL

Accessed via a composite front door and with a tiled floor, radiator and frosted UPVC double glazed window.

### LOUNGE

14' 2" x 11' 10" (4.32m x 3.61m) With an impressive media wall incorporating recessed shelving with spotlights and a contemporary electric fireplace. Radiator and UPVC double glazed window. Feature black coated iron framed glass double doors and windows lead into the Kitchen/Diner.

### KITCHEN/DINER/LIVING ROOM

25' 0" x 12' 3" (7.62m x 3.73m) and 15' 10" x 7' 11" (4.83m x 2.41m) This is the centre piece of the property which provides a powerful wow factor. This multi purpose room is incredibly spacious and perfect for family life.

The kitchen has recently been refurbished and provides a range of fitted floor and wall units and sink unit. It incorporates a Smeg microwave and oven, Smeg ceramic hob and extractor fan over. Dishwasher, wine chiller and fridge/freezer. Quartz worktops with breakfast bar. Radiator and recessed spotlights. UPVC double glazed window and built in store cupboard.

The room has a tiled floor throughout, recessed spotlights, lantern roof light and double glazed bi-fold doors onto the rear garden.

### UTILITY ROOM

6' 5" x 5' 7" (1.96m x 1.7m) With fitted floor and wall units. Stainless steel sink unit and quartz worktops. Space for a washing machine. Tiled floor, recessed spotlights and extractor fan. UPVC door to the side and radiator.

### CLOAKROOM

With a white suite of a WC, wash hand basin. Tiled floor, radiator and a frosted UPVC double glazed window.





## LANDING

With radiator.

## EN-SUITE

8' 3" x 4' 1" (2.51m x 1.24m) With a white suite of a WC, wash hand basin and a tiled shower cubicle. Heated towel rail, frosted UPVC double glazed window, extractor fan and recessed spotlights.

## BEDROOM 1

13' 3" x 10' 6" (4.04m x 3.2m) plus doorway. With fitted wardrobes, radiator and UPVC double glazed window.

## BEDROOM 2

12' 6" x 9' 1" (3.81m x 2.77m) With a vaulted ceiling, radiator and UPVC double glazed window. Fitted wardrobes.

## BEDROOM 3

11' 1" x 9' 8" (3.38m x 2.95m) With radiator and UPVC double glazed window.

## BEDROOM 4

10' 9" x 5' 7" (3.28m x 1.7m) With radiator and UPVC double glazed window.

## BATHROOM

9' 0" x 7' 6" (2.74m x 2.29m) A recently refurbished bathroom suite in white of a WC, wash hand basin and paneled bath with shower and screen. Fully tiled walls and floor. Frosted UPVC double glazed window. Heated towel rail, recessed spotlights and extractor fan.

## GARAGE/OFFICE

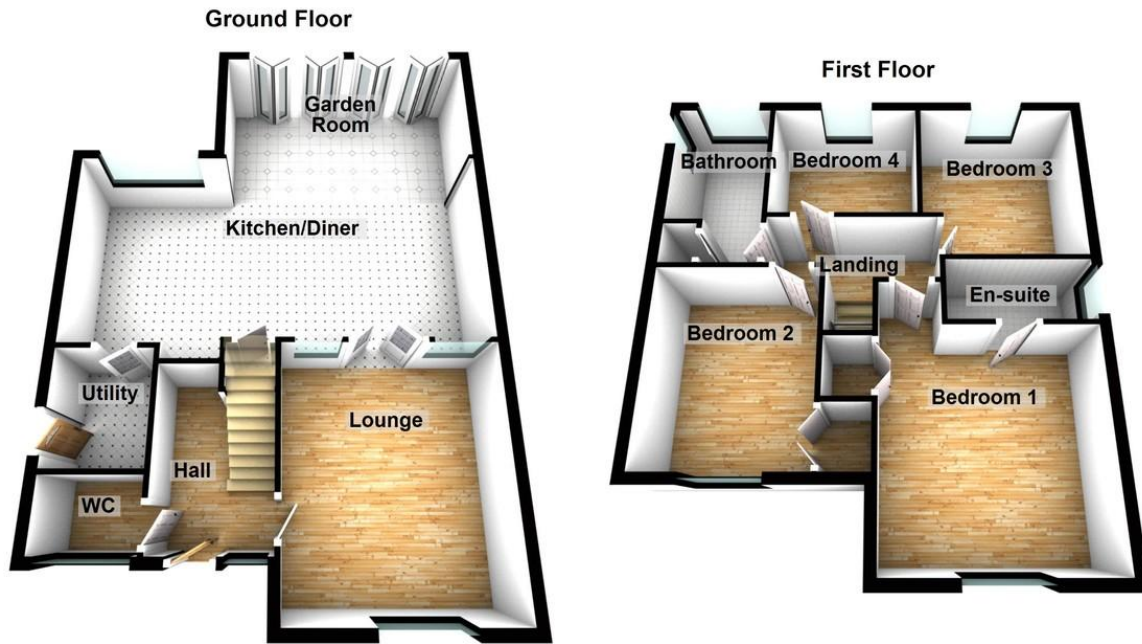
To the side of the property is a detached garage with a pitched tiled roof. The garage has recently been split into two. The front of the building is now for storage with power and light.

An office has been created in the rear section within the last year. The room is has wi-fi, electric radiator, power and light and door to the side to provide a very useful working space.

## OUTSIDE

To the front is a large lawn and driveway to give parking for several cars. A gate leads to a low maintenance rear garden with patio, artificial Ashford lawn and raised decked sun area at the rear with feature fencing behind.





for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

## 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

40 Lower Bridge Street  
Chester  
Cheshire  
CH1 1RS

[www.changing-home.co.uk](http://www.changing-home.co.uk)  
[jeremy@changing-home.co.uk](mailto:jeremy@changing-home.co.uk)  
01244 345664

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	79	
(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 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