

# CHANGING HOME



**Broxton Road | Clutton | Chester | CH3 9ER**

**£250,000**

A very well appointed and most spacious 3 bedroom semi-detached home within the small village of Clutton that nestles within the beautiful Cheshire countryside. The property has parking for 2 cars at the rear and good sized front and rear gardens. The rear garden has fully equipped office pod with power & lighting.



## Property Description

### LOCATION

The property is set in the small village of Clutton set within beautiful Cheshire countryside around 10 miles south of Chester. Carden Park Hotel and Golf Course is within walking distance. The villages of Farndon, Tattenhall, Holt and Malpas with shops, pubs and schools are within short drives. Larger towns of Whitchurch and Wrexham are also easily accessed by car.

### HALL

Accessed via a storm porch and a composite front door. Radiator.

### LIVING ROOM

16' 11" x 11' 8" (5.16m x 3.56m) With a wood burning stove with a timber mantle. Vertical radiator and 2 UPVC double glazed windows. Timber floor.

### KITCHEN/DINER

16' 11" x 13' 6" (5.16m x 4.11m) max. A superbly appointed fitted kitchen with an extensive range of floor and wall units together with a sink unit. Integral microwave/grill, oven/grill and induction hob with extractor fan over. Integral fridge/freezer and washing machine. Tiled floor, spotlights and vertical radiator. 2 UPVC double glazed windows and composite stable type back door to the rear garden.

### LANDING

With airing cupboard and loft access.

### BEDROOM 1

11' 0" x 10' 4" (3.35m x 3.15m) With 2 UPVC double glazed windows, radiator and 2 built in cupboards.

### BEDROOM 2

11' 8" x 9' 5" (3.56m x 2.87m) With UPVC double glazed window, radiator and built in cupboard.

### BEDROOM 3

8' 7" x 7' 1" (2.62m x 2.16m) With radiator, UPVC double glazed window and built in cupboard.



## BATHROOM

6' 1" x 5' 7" (1.85m x 1.7m) With a white suite of a wash hand basin on a vanity unit and P shaped bath with shower and screen. Partly tiled walls and frosted UPVC double glazed window. Heated towel rail and extractor fan.

## WC

With a white WC and frosted UPVC double glazed window.

## OUTSIDE

To the front is a lawn and patio. A gate leads along the side of the property to the rear garden. At the rear is a patio with shed and steps leading to a lawn which as a pod at the back and a gate leading to the parking area.

## PARKING

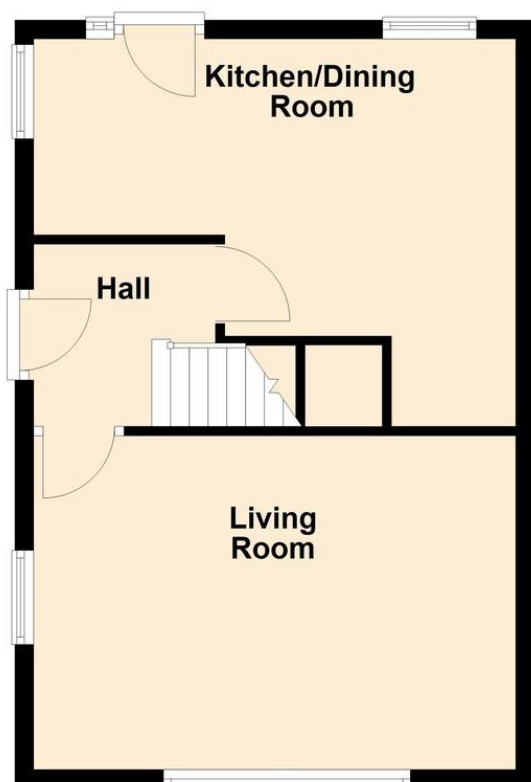
A gate at the rear of the back garden leads to a parking area for two cars.

## OFFICE POD

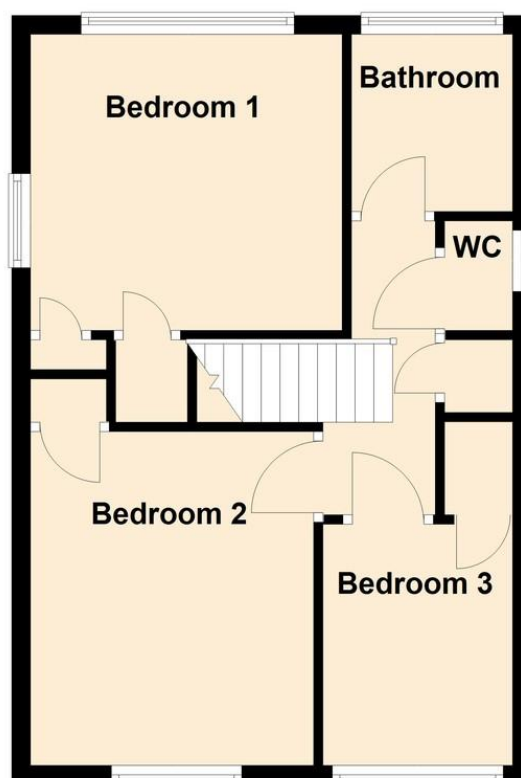
With wood effect laminate flooring, UPVC window and door, power & lighting



**Ground Floor**



**First Floor**



## Tenure

Freehold

## Council Tax Band

B

## 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		91
(81-91) B		
(69-80) C		
(55-68) D		41
(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