

CHANGING HOME



Dryersfield | Boughton | Chester | CH3 5RQ

£415,000

A substantial superbly appointed 4 bedroom 2 bathroom modern mid mews family town house with large rear garden and integral garage. Part of a small prestigious cul-de-sac development within sought after Great Boughton the property has scope for further modification and extension subject to consents. Early viewing advised.

Property Description

LOCATION

The property is located in a small prestigious cul-de-sac within a most sought after residential part of Great Boughton. There are local shops and public houses within a short walk. Chester City Centre is just over one mile away. Access to the A55 and main road network is simple. Within catchment for excellent schooling.

PROPERTY DETAILS

This mid mews town houses boasts a study, cloakroom and large kitchen/diner to the ground floor. the first floor has a very spacious main bedroom with en-suite and attractive lounge. To the top floor are large bedrooms and bathroom. With a goo sized single integral garage, parking and long rear garden.

The property is superbly appointed with recent internal work include new bathroom suites, composite front door and re carpeting.

There is also plenty of storage space within the property.

HALL

Accessed via a storm porch and recently fitted composite front door. with a timber floor, radiator and small understairs cupboard.

KITCHEN/DINER

18' 6" x 10' 8" (5.64m x 3.25m) A very spacious dual purpose room with a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. Integral oven and grill. 5 ring gas hob with stainless steel extractor hood over. Integral fridge/freezer and dishwasher. Valiant boiler installed around 2 years ago. Tiled floor and partly tiled walls. UPVC double glazed window and double doors to the rear garden.

STUDY

10' 0" x 5' 4" (3.05m x 1.63m) With a timber floor, radiator and UPVC double glazed window.

CLOAKROOM

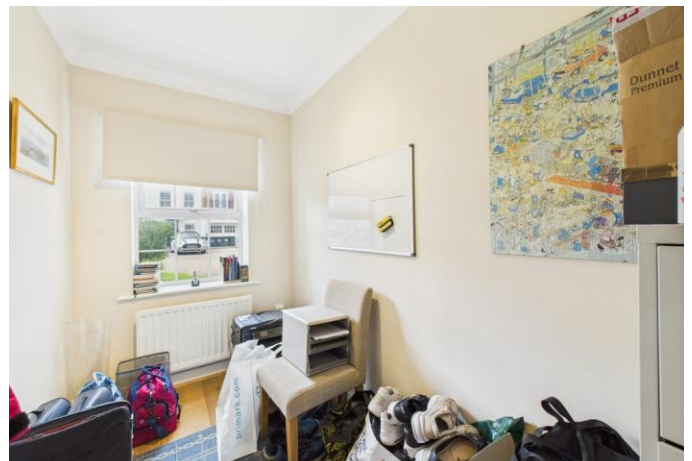
With a white suite of a WC and wash hand basin. Extractor fan and radiator.

LANDING

With built in cupboard and radiator.

LOUNGE

18' 6" x 13' 6" (5.64m x 4.11m) MAX. With 2 UPVC double glazed windows, radiator and coved ceiling. electric fire within a stone fireplace.



BEDROOM 1

18' 7" x 10' 1" (5.66m x 3.07m) Fitted fitted wardrobes, radiator and 3 UPVC double glazed windows.

EN-SUITE

6' 10" x 5' 6" (2.08m x 1.68m) With a white suite of a WC, wash hand basin and tiled shower cubicle. Heated towel rail, wood effect laminate floor and extractor fan.

TOP LANDING

With built in cupboard with hot water cylinder and loft.

BEDROOM 2

16' 9" x 10' 8" (5.11m x 3.25m) max. With fitted wardrobes and built in cupboard. 3 UPVC double glazed windows and radiator.

BEDROOM 3

14' 7" x 8' 5" (4.44m x 2.57m) With UPVC double glazed window and radiator.

BEDROOM 4

11' 0" x 9' 11" (3.35m x 3.02m) With UPVC double glazed window and radiator.

BATHROOM

8' 2" x 8' 5" (2.49m x 2.57m) max. With a white suite of a WC, wash hand basin and paneled bath with shower and screen. heated towel rail and extractor fan.

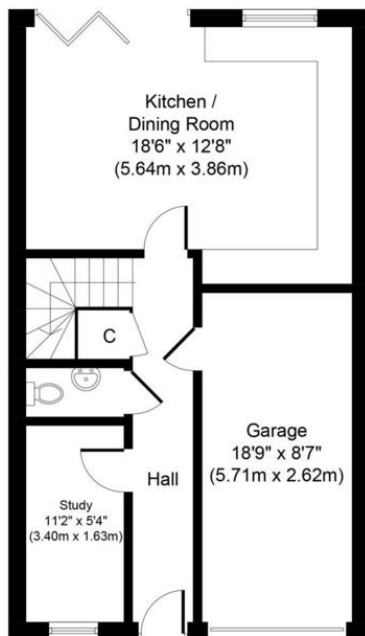
GARAGE

A good sized single integral garage accessed from the hall with up and over door, power and light.

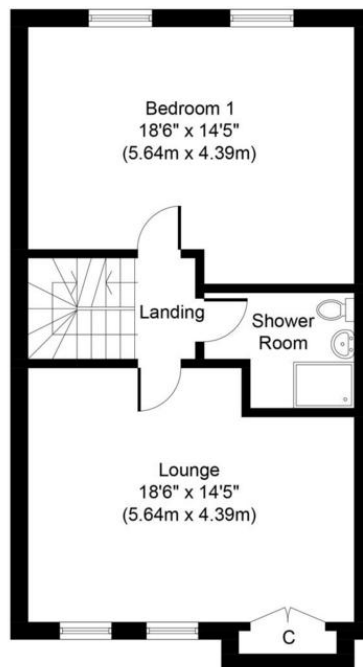
OUTSIDE

To the front is a block paved drive providing parking. To the rear is a large garden with decked area, lawn and stone paved patio. Also well stocked borders.

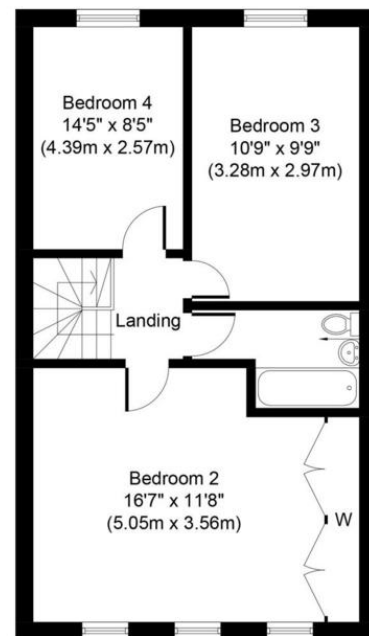




Ground Floor
Approximate Floor Area
(Including Garage)
626 Sq. ft.
(58.2 Sq. m.)



First Floor
Approximate Floor Area
636 Sq. ft.
(59.1 Sq. m.)



Second Floor
Approximate Floor Area
626 Sq. ft.
(58.2 Sq. m.)

Bathroom
8'2" x 8'0"
(2.49m x 2.44m)

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+) A		
(81-91) B		
(69-80) C	78	86
(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 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