



Richards Croft | Great Boughton | Chester | CH3 5SJ

Offers Over £400,000

An exceptional two double bedroom detached bungalow within a small cul-de-sac in most popular location with attached garage. Superbly maintained interior. Delightful gardens with the garden at the side being substantial.

The side and rear gardens are also secluded with a sunny aspect. The plot size allows potential to extend or indeed convert the garage subject to consents. Large conservatory to rear. NO ONWARD CHAIN.

Property Description

LOCATION

The property sits within a small cul-de-sac in the heart of very popular Great Boughton a short walk of Bishops High School (also in catchment for Christleton Schools) and Sainsburys Superstore (Lidl will also be opening adjacent to Sainsburys early next year) . Chester City Centre is a short drive away and is well served by public transport. Access to the main road network and motorway links M53, M56 & A55 is simple. There are local shops close by in Boughton.

HALL

Accessed via a Storm Porch with tiled floor and built in store cupboard. The hall has a radiator and built in cloaks cupboard.

LIVING ROOM

17' 0" x 10' 11" (5.18m x 3.33m) With 2 radiators and electric fire within a stone fireplace. Coved ceiling and UPVC double glazed patio doors to the Conservatory.

DINING AREA

10' 5" x 8' 3 " (3.18m x 2.51m) With radiator, coved ceiling and UPVC double glazed patio doors to the front garden.

KITCHEN

8' 1" x 9' 2" (2.46m x 2.79m) With a range of fitted floor and wall units. Belfast style sink. Integral dishwasher and fridge/freezer. Oven and ceramic hob with extractor over. Recessed spotlights and partly tiled walls. UPVC double glazed window. Space and plumbing for a washing machine.

CONSERVATORY

A substantial addition to the bungalow with UPVC double glazed windows and French doors to the rear garden. Attractive ceramic tiled floor.

HALLWAY

With sliding glass mirror doors ideal with storage.



BEDROOM 1

10' 11" x 15' 0" (3.33m x 4.57m) With four built in double wardrobes, fitted dressing table and chest of drawers. Radiator and 3 UPVC double glazed windows.

BEDROOM 2

12' 1" x 8' 5" (3.68m x 2.57m) UPVC double glazed window and radiator.

BATHROOM

9' 5" x 5' 5" (2.87m x 1.65m) A superb fitted suite in white with a WC, wash hand basin on a vanity unit and large tiled shower cubicle. Tiled floor and partly tiled walls. Recessed spotlights and extractor fan. Heated towel rail and frosted UPVC double glazed window

GARAGE

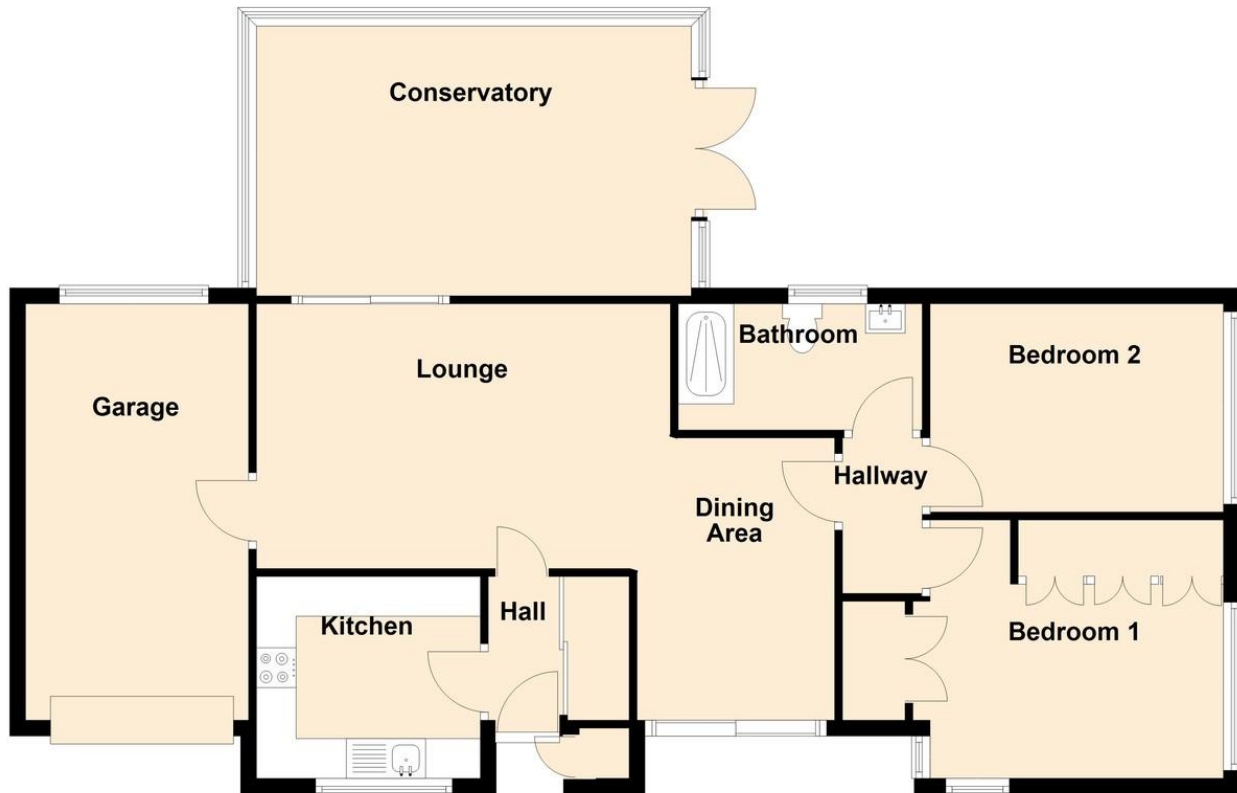
17' 0" x 9' 2" (5.18m x 2.79m) A good sized attached garage with power and light, tap. Worcester combi boiler and shelving. UPVC double glazed window to the rear. Up and over door.

OUTSIDE

The bungalow has delightful gardens to the side and rear which are secluded and enjoy a sunny aspect. Within these are lawns (with the lawn to the side being large) and a gravel seating area. There are brick paved paths, patio, water feature and summerhouse. There are gates to both sides of the bungalow and at the front a smaller brick paved enclosed area suitable for storage of bins. Finally at the front is a neat lawn and brick paved drive to the garage.



Ground Floor



Tenure

Freehold

Council Tax Band

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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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