# CHANGING HAME







# Robinsons Croft | Great Boughton | Chester | CH3 5YB

£535,000

An extended, immaculately presented 4 bedroom, 3 bathroom detached family home on a corner plot situated in sought-after Great Boughton.

Hall, W/C, living room, large open plan kitchen/diner and sitting room. Main bedroom and second bedroom both with en-suites, 2 further bedrooms and family bathroom. Outside is a superb south facing landscaped rear garden and to the front a large lawn. Ample parking and integral garage. Viewing a must!

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# **Property Description**

### **LOCATION**

The property within the heart of very popular Great Boughton a short walk from Bishops High School (also in catchment for Christleton Schools) and Sainsburys superstore with a Starbucks coffee shop. Chester City Centre is a short drive away and is well served by public transport. Access to the main road network and motorway links of M53, M56 & A55 is simple. There are also local shops close by in Boughton.

### HALL

3' 7" x 11' 10" (1.11m x 3.62m) Accessed via UPVC front door with laminate flooring, radiator, staircase to upper floor, radiator and understairs storage cupboard.

### **CLOAKROOM**

4' 3" x 5' 3" (1.31m x 1.62m) With W/C, wash hand basin, frosted UPVC double glazed window, laminate flooring, radiator and door leading to integral garage.

### LIVING ROOM

10' 7" x 14' 7" (3.24m x 4.47m) With a bespoke media wall including electric fire, UPVC double glazed window and radiator.

### **KITCHEN**

9'0" x 6'4" (2.75m x 1.94m) A cleverly configured fitted kitchen with an extensive range of fitted wall and floor units. 1 1/2 bowl stainless steel sink unit. 5 ring gas hob with stainless steel extractor hood over. Integral dishwasher and double oven. Space for American style fridge/freezer and washing machine. Cupboard housing Worcester boiler. Recessed spotlights, laminate flooring, UPVC double glazed window and UPVC double glazed door leading to rear garden.

### **DINING AREA**

19' 5" x 12' 3" (5.94m x 3.74m) With laminate flooring, radiator and UPVC French double doors leading to sitting room.

### SITTING ROOM

10' 11" x 11' 10" (3.33m x 3.63m) With vaulted ceiling and feature UPVC double glazed windows, underfloor heating, laminate flooring and UPVC double glazed French doors leading to rear garden.

### LANDING

8' 6" x 9' 3" (2.61m x 2.83m) With loft access and airing cupboard.









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### **BEDROOM ONE**

10' 7" x 12' 7" (3.24m x 3.86m) With UPVC double glazed window, fitted wardrobes and drawers, radiator and laminate flooring.

### **EN-SUITE**

4' 10" x 4' 9" (1.48m x 1.47m) With a white suite of a W/C, wash hand basin on vanity unit and shower cubide. Tiled walls and tiled flooring, heated towel rail and UPVC double glazed frosted window.

### **BEDROOM TWO**

7' 10" x 16' 0" (2.40m x 4.89m) Within the extension providing a spacious guest bedroom with 2 x UPVC double glazed windows, laminate flooring, fitted wardrobes and radiator.

### **ENSUITE**

7' 10" x 4' 11" (2.41m x 1.51m) With a white suite of W/C, wash hand basin on a vanity unit and large walk in shower with glass shower screen. Tiled walls and tiled flooring. Heated towel rail, UPVC double glazed frosted window and extractor fan.

### **BEDROOM THREE**

 $10'7" \times 9'4" (3.24m \times 2.85m)$  With fitted wardrobes and dressing table, radiator and UPVC double glazed windows.

### **BEDROOM FOUR**

 $8'\,7"\,x\,6'\,3"\,(2.63m\,x\,1.93m)$  With laminate flooring, UPVC double glazed window and radiator.

### **BATHROOM**

8' 6"  $\times$  5' 4" (2.60m  $\times$  1.64m) With panelled bath, W/C, wash hand basin within vanity unit, tiled walls & flooring, heated towel rail and frosted UPVC double glazed window.

### **GARAGE**

8' 9" x 16' 10" (2.69m x 5.15m) With an electric up and over garage door, power & lighting.

### **OUTSIDE**

To the front is a tarmac drive providing ample parking. Neatly presented lawn and stone area with side gate providing access to rear garden.

At the rear is a secluded most attractive landscaped low maintenance garden with sunny aspect with features including: an artificial lawn, sandstone patio area and large graveled area with mature shrubbery.

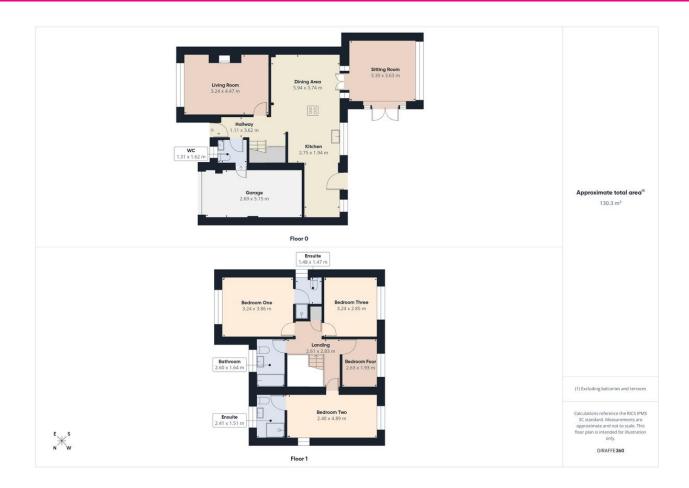








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## **Tenure**

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

# **Contact Details**

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