

CHANGING HOME



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!

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.



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 cubicle. 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" x 9' 4" (3.24m x 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" x 5' 4" (2.60m x 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.





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

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