



Oaklands | Guilden Sutton | Chester | CH3 7HE

£575,000

An extended and now extremely spacious modern four/five bedroom detached family home on a large corner plot in a small cul-de-sac within the popular village of Guilden Sutton. The property is well appointed throughout and has an attached double garage, ample parking and gardens to front, side and rear. The property has been redecorated and has had new carpets laid. NO ONWARD CHAIN. Viewing highly recommended.

Property Description

LOCATION

Guilden Sutton is a popular village located on the outskirts of Chester just to the east of the city. It has an excellent primary school, highly rated gastro pub, cafe and post office/convenience store. The village makes an ideal location for the busy commuter as it is very accessible to all major towns and cities via the motorway network. Full fibre broadband has been installed in the village ideal for people working from home.

ENTRANCE HALL

Accessed via a storm porch and a composite front door and with a built in cupboard, radiator and Karndean floor.

CLOAKROOM

With a white suite of a WC and wash hand basin on a vanity unit. Partly tiled walls, radiator and extractor fan.

LIVING ROOM

22' 2" x 11' 4" (6.76m x 3.45m) A very bright reception with UPVC double glazed window to the front and UPVC double glazed patio doors onto the rear garden. 2 radiators and coved ceiling. The electric fire which is wall mounted has been capped and is no longer working.

DINING ROOM

14' 7" x 8' 11" (4.44m x 2.72m) With coved ceiling, radiator, UPVC double glazed window and built in store cupboard housing a radiator.

STUDY/BEDROOM 5

14' 8" x 9' 4" (4.47m x 2.84m) With 2 UPVC double glazed windows and radiator.

KITCHEN/BREAKFAST ROOM

23' 7" x 10' 0" (7.19m x 3.05m) A large dual purpose room. The kitchen has an extensive range of fitted floor and wall units. Stainless steel sink unit. Tiled floor and partly tiled walls. Integral dishwasher and fridge/freezer. Ceramic hob with oven below and extractor hood over. Built in cupboard, spotlights and extractor fan. 2 radiators and UPVC double glazed window. A free standing coffee machine and combi microwave/oven are also both included.

UTILITY ROOM

10' 0" x 6' 0" (3.05m x 1.83m) With a tiled floor and partly tiled walls. UPVC door to the rear. Fitted floor and wall units. Integral washing machine and tumble dryer. Spotlights and extractor fan.



Radiator. Also provides access to integral garage.

LANDING

With linen cupboard and loft access. Radiator.

BEDROOM 1

11' 7" x 11' 1" (3.53m x 3.38m) With a range of fitted wardrobes, radiator and UPVC double glazed window.

EN-SUITE

With a white suite and a large walk in shower, WC and wash hand basin on a vanity unit. Tiled walls and wall light point. Radiator and frosted UPVC double glazed window.

BEDROOM 2

12' 1" x 11' 5" (3.68m x 3.48m) With built in double wardrobe, radiator and UPVC double glazed window.

BEDROOM 3

9' 5" x 8' 4" (2.87m x 2.54m) With built in double wardrobe, radiator and UPVC double glazed window.

BEDROOM 4

9' 0" x 7' 5" (2.74m x 2.26m) With radiator, UPVC double glazed window and built in wardrobe.

BATHROOM

With a WC, wash hand basin on a vanity unit and panelled bath with shower attachment. Tiled walls, radiator, wall light unit and frosted UPVC double glazed window.

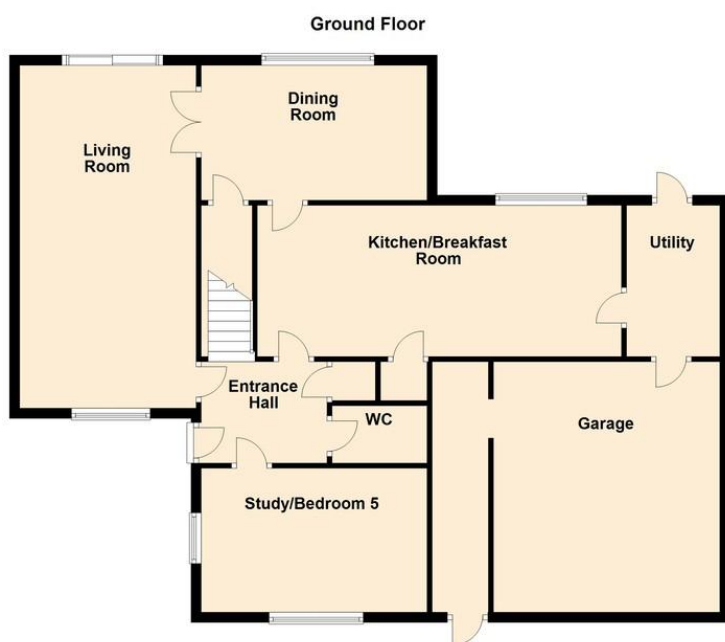
OUTSIDE

The front garden has a double block paving parking area and extensive lawn with mature plants and shrubs. To the rear there is an enclosed sunny aspect south facing garden with panel fencing and red brick wall with a good sized lawn and mature borders with a numerous variety of plants and shrubs all well maintained. There is also a raised patio area, electric light and outside water tap.

DOUBLE GARAGE

Accessed via the utility room and with an electric up and over door, substantial shelving along the back wall and electric light & power. Storage area with separate access to the front garden. Wall mounted Valliant boiler which has recently been serviced. Boarded roof void with metal pull down ladder.





Tenure

Freehold

Council Tax Band

F

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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