



Redefine Home Life

Exceptional Detached, Family Home

We are delighted to present this exceptional four-bedroom detached residence, beautifully positioned on a quiet road in the village of Saughton. Offering generous proportions, elegant interiors, and a superb rear garden, this home is perfectly designed for modern family.

Features

Nestled on a quiet residential road, this elegant home offers privacy, charm, and modern comfort.

- ✓ Four Double Bedrooms
- ✓ Off-road parking
- ✓ Utility Room located next to the Kitchen.
- ✓ Private rear garden and patio area
- ✓ WC, a modern en-suite, and a stylish family bathroom
- ✓ High-Spec Open-Plan Kitchen/Dining Area

OFFERS OVER

£470,000



KITCHEN



BEDROOM



LIVING ROOM

A PLACE TO CALL YOUR OWN

Exceptional 4 Bedroom Detached Family Home – Prime Saighton Location.

Nestled within a quiet and highly desirable residential area in the picturesque village of Saighton, this immaculately presented four-bedroom detached home is the epitome of contemporary family living. With an impressive 1,609 sq ft of well-proportioned living space, a high-end finish throughout, and a private rear garden, this home offers both comfort and sophistication in equal measure.

Step into a welcoming hallway that leads into a beautifully bright and spacious living room. Featuring a large bay window, soft carpets, and elegant neutral tones, this room provides a warm and relaxed space for everyday living or evening entertaining.

At the rear of the home, the contemporary open-plan kitchen/dining area is flooded with natural light and designed with both style and function in mind. Fitted with sleek high-gloss cabinetry and integrated appliances, the space is ideal for family meals and gatherings.

French doors lead seamlessly out to the patio and garden, perfect for al fresco dining.

Close to the kitchen is a practical utility room with external access, along with a modern downstairs WC.



WELCOME
TO YOUR NEW
HOME



BRIGHT, STYLISH, INVITING



YOUR PERFECT FAMILY LIFE

The first floor offers four well-sized double bedrooms, each thoughtfully laid out to suit a variety of needs—from family bedrooms to guest rooms or even home offices.

The principal bedroom is a true retreat, complete with its own ensuite shower room and space for wardrobes and additional furniture. A stylish family bathroom serves the remaining bedrooms and features a bath with overhead shower, contemporary tiling, and a clean, modern finish.

To the front, the property benefits from a smart double-width driveway, landscaped lawn, and a generous integrated garage. The rear garden is a private, enclosed space with a sunny aspect—ideal for families, pets, entertaining and BBQ.

With a well-kept lawn, paved patio, and a raised decked seating area framed by trellises, it offers plenty of opportunity to enjoy outdoor living in all seasons.

A superb opportunity to secure a spacious, stylish, and move-in-ready family home in one of Chester's most sought-after locations. Viewing is highly recommended to appreciate all this home has to offer.



LIVE BEAUTIFULLY HERE



LOCAL AREA

Saighton is a thoughtfully planned and highly regarded residential area on the southern edge of Chester. Originally developed with families and professionals in mind, it is known for its peaceful surroundings, well-maintained green spaces, and strong sense of community.

Residents benefit from nearby countryside walks, cycle routes, and local amenities-including a supermarket, schools, and play areas-all while being just a short drive from Chester city centre and major road links such as the A55 and M53. It's a location that blends rural charm with urban accessibility.

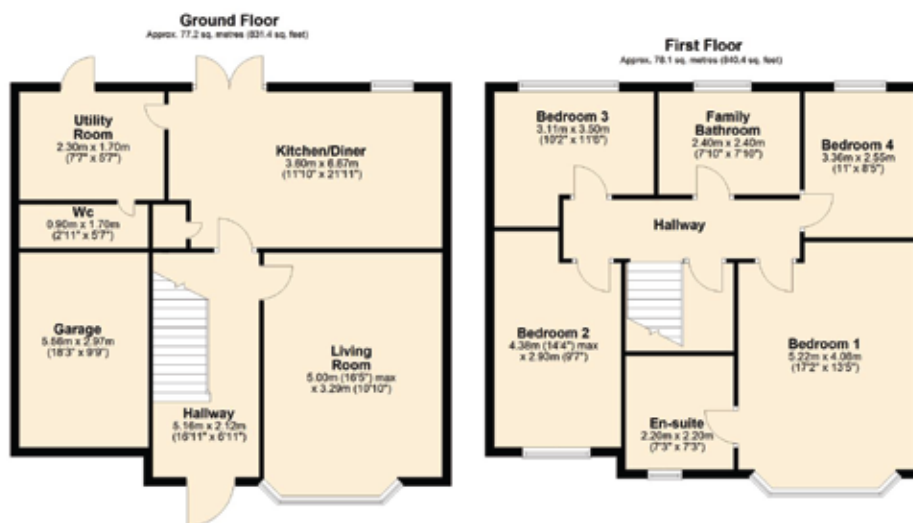
A rare opportunity to acquire a property of this calibre in such a prime location. Early viewing is strongly advised.



WELCOME
TO YOUR NEW
HOME



FLOOR PLAN



Total area: approx. 155.3 sq. metres (1671.8 sq. feet)

DISCLAIMER SUMMARY: PROPERTY INFORMATION

Our sales particulars are a general guide to the property and are for descriptive purposes only, and may not entirely be accurate. For specific details, please contact us, especially if you are traveling a long distance to view the property. Measurements provided are for guidance only, and we recommend commissioning your own surveys.

These particulars are issued in good faith but do not form part of any offer or contract. Potential buyers must verify all information independently. Neither LaDelfa Estates Limited nor its employees or agents provide any representation or warranty regarding the property.

LaDelfa Estates are full members of the NAEA (Property Mark)

Council Tax

This property is believed to be Council Tax Band G

Energy rating and score

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60