



For Sale £675,000



- Most Attractive Detached Home
- Spacious Family Living Throughout
- Double Glazing
- Oil Central Heating
- Good Size Plot/Ample Parking
- Exceptional Standard of Living
- Modern Style Fitted Breakfast...
- Four Reception areas
- Three Bathrooms
- Detached Double Garage/Office

Parkgate Road,
Chester, Chester, CH1 6JS

Property Description

A most attractive detached family residence with the potential to further develop this generous sized plot subject to planning permission. The property offers stylish and modern stylish living accommodation throughout where a viewing is highly recommended to appreciate this tastefully spacious home offering the full benefits of oil fired central heating, double glazing, timber doors throughout, fitted kitchen/breakfast area, four reception rooms, three bathrooms, four double bedrooms with the main bedroom having a dressing room and en-suite shower, outstanding views to the rear overlooking farmland, ample parking with detached double garage/office, additional outbuildings.



Location

The property is occupying a prominent position with good accessibility to all the major Towns and Cities including the historical City Of Chester, Liverpool, North Wales, Manchester, Wrexham, and there is excellent schooling for both secondary and primary education within the Chester area but also offering private schooling which would include the Kings School, Queens School and Firs elementary school.



Reception Hall

Composite partly double glazed entrance door with double glazed windows either side leading into spacious tiled reception hallway with access to all downstairs rooms, concealed lighting, double glazed window to the side elevation, two central heating radiators, stairs leading to the first floor.

Wet Room

Modern and stylish wet room which is fully tiled to walls and floor with walk in shower having screen and fitted shower, vanity wash hand basin, low level w.c with top flush, concealed lighting.

Cloakroom

Vanity wash hand basin with lever tap, low level w.c with top flush, concealed lighting, tiling to floor, double glazed window to the rear elevation.

Lounge/sitting Room Area

Lounge Area : 19.59' x 11.84' (5.97m x 3.61m)
Double glazed window to the side elevation, dual aspect double glazed windows to the front and rear elevation, concealed lighting, television aerial point, central heating radiator.

Sitting Room Area : 12.30' x 12.27' (3.75m x 3.74m)

Double glazed window to the front elevation, concealed lighting, central heating radiator.

Snug : 12.20' x 11.84' (3.72m x 3.61m)

Double glazed window to the front elevation, central heating radiator, concealed lighting.

Kitchen/breakfast Area : 19.42' x 16.11' (5.92m x 4.91m)

Modern and stylish fitted kitchen comprising of an extensive range of quality eye level and base fitted units with kitchen island having additional storage underneath with complimentary worktops incorporating one and a half bowl sink unit with drainer and lever tap with flexi spray, part brick effect tiling to walls, electric cooker point, integrated dishwasher and fridge freezer, tiling to floor, concealed lighting, two Velux windows, two central heating radiators, french double glazed doors which gain access to the side, double glazed window to the rear with delightful views over farmland, built in utility store with plumbing for washing machine and space for dryer.

Dining Area : 11.94' x 10.66' (3.64m x 3.25m)

Concealed lighting, central heating radiator, tiling to floor, double glazed windows to the side and rear elevations.

Landing

Spacious landing area with two built in storage cupboards, port hole feature window to the rear elevation, central heating radiator, double glazed window to the side elevation, access to loft.

Bedroom 1 : 16.34' x 10.63' (4.98m x 3.24m)

Double glazed window to the rear elevation, central heating radiator.

Dressing Room : 8.83' x 8.33' (2.69m x 2.54m)

Selection of fitted wardrobes, central heating radiator, double glazed window to the rear elevation.

En-suite

Fitted modern stylish suite comprising of His/Hers vanity wash hand basins with lever taps, low level w.c with top flush, tiling to walls and floor, concealed lighting, walk in shower area incorporating fitted shower with additional hand held shower.

Bedroom 2 : 12.47' x 12.40' (3.80m x 3.78m)

Fitted wardrobes, double glazed window to the front elevation, central heating radiator.

Bedroom 3 : 12.37' x 12.24' (3.77m x 3.73m)

Double glazed window to the front elevation, concealed lighting, selection of fitted wardrobes, central heating radiator.

Bedroom 4 : 11.98' x 10.93' (3.65m x 3.33m)

Double glazed window to the front elevation, concealed lighting, central heating radiator.

Bathroom : 8.46' x 7.41' (2.58m x 2.26m)

Fitted modern suite comprising of free standing bath with hand held shower attachment, His/Hers vanity wash hand basins with lever taps, low level w.c with top flush, towel rail, concealed lighting, fully tiling to walls and floor, double glazed window to the side elevation.

Externally

The property is accessed via two sets of remote control gates and the property is fully enclosed and screened by brick wall. There is ample parking with a very large gravel driveway with additional block paved areas, lawned areas with one being artificial grass. To the side of the property there is a stone flagged patio area with access to small garden area. There is a selection of outbuildings with lighting and power and there are delightful views over farmland to the rear.

Garage/office: 23.59' x 21.52' (7.19m x 6.56m)

Detached double garage with remote control door, lighting and power. Timber stairs are positioned next to the garage which lead to a large office room measuring 7.16 x 6.58.

Thinking of Selling

If you are considering selling and would like to know the value of your property we offer a FREE no obligation market appraisal.

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Certificate Number : 87186124905011633926

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68
39-54	E	53	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/87186124905011633926>

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