

**45 Neptune Street**  
Chester,  
CH4 7FG

**Price**  
**£410,000**

\* FOUR BEDROOMS \* GENEROUS SIZE PLOT \* LONG DRIVEWAY & SINGLE GARAGE.

cated within the highly sought-after Kings Moat/Garden Village development, this modern four-bedroom detached home enjoys a prime position just off Wrexham Road - ideally placed for Chester City Centre, the Business Park and the A55 Expressway. The well-presented accommodation includes an inviting entrance hallway with a spindled staircase and bespoke fitted storage, thoughtfully designed to accommodate an American-style fridge/freezer. There is also a convenient cloakroom/WC. The bright living room overlooks the front of the property, while the spacious open-plan dining kitchen features contemporary grey units, integrated appliances and access to a separate utility. Upstairs, the landing with spindled balustrade leads to the principal bedroom, complete with fitted wardrobes and an en-suite shower room. Three additional bedrooms and a modern family bathroom complete the first floor. The property features UPVC double glazing and gas-fired central heating via a combination boiler. Outside, the front garden is laid to lawn with shrubbery and a flagged pathway. A long tarmac driveway to the side provides ample parking for three/four cars and leads to a detached brick-built single garage. The generous rear garden is fully enclosed and boasts a lawn and a flagged patio - perfect for outdoor entertaining.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



## LOCATION

The property forms part of the very popular Kings Moat Garden Village development and is situated close to Chester city centre which provides an extensive range of shopping and leisure facilities. Local amenities include shops in Westminster Park and Handbridge together with tennis courts, golf course and delightful walks along the banks of the River Dee to The Meadows. Schooling for all ages is available in nearby Handbridge, together with the renowned King's and Queen's Independent Schools which are also nearby. Easy access is available to neighbouring centres via the A55 Chester Southerly By-Pass to North Wales and the M53 and motorway network. The property forms part of a prestigious new development close to the heart of Chester.

## THE ACCOMMODATION COMPRISES:

### PORCH

Canopy porch with outside lantern style sensor light. Composite entrance door with double glazed insert, security peep hole and letterbox to the entrance hall.

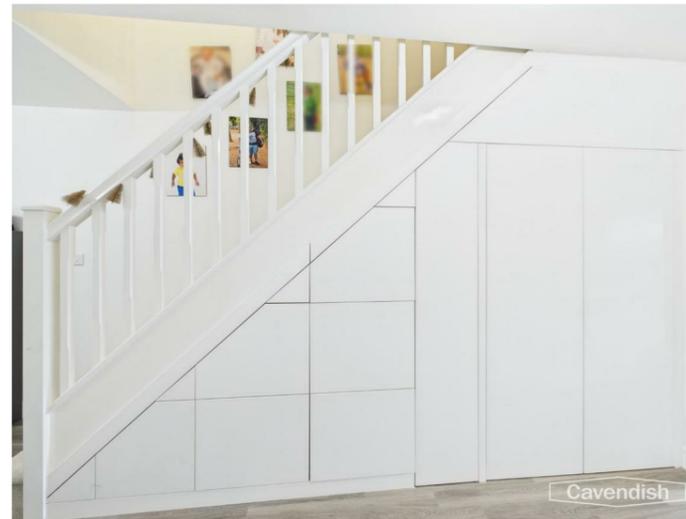
### ENTRANCE HALL

5.82m x 1.98m (19'1" x 6'6")



Two ceiling light points, mains connected smoke alarm, single radiator with thermostat, vinyl wood strip flooring, built-in cupboard housing the electrical consumer board, digital thermostatic heating controls, and spindled staircase

to the first floor with bespoke fitted understairs storage unit with space for concealed American style fridge freezer. Doors to the living room, dining kitchen and cloakroom/WC.



### CLOAKROOM/WC

1.65m x 1.30m (5'5" x 4'3")



White suite with chrome style fittings comprising: low level dual-flush WC; and pedestal wash hand basin with mixer tap. Ceiling light point, extractor, fitted wall mirror, single radiator with thermostat, and vinyl wood effect flooring.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

enclosed by wooden fencing and brick wall. Outside water tap and outside sensor spotlight.



#### DIRECTIONS

From the centre of Chester proceed out over the Grosvenor Bridge to the Overleigh roundabout and take the second exit along the Wrexham Road. Follow Wrexham Road for some distance, continuing straight across at the traffic lights next to the Kings School and at the roundabout turn right towards Kings Moat Garden Village. Follow the road into the development and take the second turning left into Moat Lane. Then take the third turning right into Senate Place. At the T junction turn left into Neptune Street and the property will be found after a short distance on the right hand side.

#### TENURE

\* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

#### COUNCIL TAX

\* Council Tax Band E - Cheshire West and Chester County Council.

#### AGENT'S NOTES

\* The property benefits from gas fired central heating with two zone digital thermostatic heating controls.

\* There is a service charge for the maintenance of the development which is currently £TBC (2025).

\* There is the balance of the NHBC certificate.

#### \*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

#### MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

#### \*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

#### VIEWING

By appointment through the Agents Chester Office 01244 404040.

#### LIVING ROOM

4.34m x 3.35m (14'3" x 11')



UPVC double glazed window overlooking the front, double radiator with thermostat, ceiling light point, and mains connected smoke alarm.

#### DINING KITCHEN

4.65m x 3.38m (15'3" x 11'")



Fitted with a modern range of grey fronted base and wall level units with laminated worktops and matching upstands. Inset one and half bowl stainless steel sink unit and drainer with mixer tap., Fitted five-ring Zanussi gas hob with splashback, extractor above and built-in Zanussi electric double oven and grill. Integrated fridge/freezer and Zanussi

dishwasher, recessed LED ceiling spotlights, ceiling light point, LED kickboard lighting, double radiator with thermostat, vinyl wood strip flooring, wall cupboard housing an Ideal Logic Combi ESP1 35 condensing gas fired central heating boiler, UPVC double glazed window overlooking the rear garden, and UPVC double glazed double opening French doors to outside. Door to the utility room.

#### UTILITY

1.30m x 1.19m extending to 1.57m (4'3" x 3'11" extending to 5'2")



Fitted worktop with storage cupboard and integrated washing machine beneath, ceiling light point, and extractor.

#### LANDING



Spindled balustrade, single radiator with thermostat, mains connected smoke alarm, two ceiling light points, and access

to loft space.

**BEDROOM ONE**

3.76m x 3.20m (12'4" x 10'6")



UPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, digital thermostatic heating controls, and fitted triple wardrobe with three sliding mirrored doors, having hanging space and shelving. Door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

2.01m x 1.22m (6'7" x 4')



Modern white suite with chrome style fittings comprising: tiled shower enclosure with thermostatic mixer shower and

folding glazed shower door; low level dual-flush WC; and pedestal wash hand basin with mixer tap. Fully tiled walls, chrome ladder style towel radiator, vinyl wood effect flooring, ceiling light point, extractor, and fitted wall mirror.

**BEDROOM TWO**

3.38m x 3.20m (11'1" x 10'6")



UPVC double glazed window overlooking the front, ceiling light point, and single radiator with thermostat.

**BEDROOM THREE**

3.28m max x 2.13m (10'9" max x 7')



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator.

**BEDROOM FOUR**

2.21m x 2.16m (7'3" x 7'1")



UPVC double glazed window overlooking the front, single radiator with thermostat, and ceiling light point.

**FAMILY BATHROOM**

1.98m x 1.85m (6'6" x 6'1")



White suite with chrome style fittings comprising: panelled bath with thermostatic mixer shower over and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, vinyl wood effect flooring, chrome ladder style towel radiator, fitted wall mirror, ceiling light point, and extractor.

**OUTSIDE FRONT**



To the front there is a lawned garden with shrubbery and decorative stone. A flagged pathway leads to the entrance door. A long tarmac driveway at the side for three/four cars provides access to a single brick built garage. External gas and electric meter cupboards to the side. A wooden gate between the house and garage provides access to the rear garden.

**SINGLE GARAGE**

Single brick built garage with an up and over door.

**OUTSIDE REAR**



To the rear there is a lawned garden with flagged patio being