



CAUGHALL ROAD, UPTON, CHESTER

OFFERS IN EXCESS OF £425,000

- SUBSTANTIAL FOUR-BEDROOM SEMI-DETACHED FAMILY HOME
- TWO SPACIOUS RECEPTION ROOMS
- GENEROUS PLOT WITH A LARGE REAR GARDEN
- HIGHLY SOUGHT-AFTER UPTON LOCATION
- EXCELLENT LOCAL SCHOOLS AND

DWELL

CAUGHALL ROAD, UPTON, CHESTER

4	1	2
BED	BATH	RECEPTION

Occupying a generous plot in the ever-popular residential area of Upton, Calabar is a substantial four-bedroom semi-detached family home offering an impressive amount of living space, extensive off-road parking, two garages and a particularly generous rear garden. The property has been extended over the years and, while offering an opportunity for a new owner to modernise and put their own stamp on the accommodation, its proportions, plot and location provide all the ingredients for a fantastic long-term family home.

The property is approached across a large driveway providing ample off-road parking and access to the first of two garages. Stepping inside, a welcoming entrance hall provides access to the principal ground-floor rooms and stairs rising to the first floor.

To the front is a comfortable and well-proportioned living room, enjoying plenty of natural light from the large window. Moving towards the rear, a second reception room provides excellent additional family living space, with room for both seating and dining areas. French doors open directly onto the garden, creating a natural connection between the house and the outside space.

The kitchen is another particularly generous room, extending towards the rear of the property with an extensive range of fitted units and plenty of worktop and storage space. There is ample scope here for a future purchaser to create a contemporary kitchen and dining space to suit their own requirements. A useful ground-floor WC completes the accommodation on this level.

Upstairs, the size of the property continues to impress. There are four bedrooms, including a spacious principal bedroom with extensive fitted wardrobes. The remaining bedrooms provide excellent flexibility for a growing family, guests or those looking for dedicated home-working space. They are served by a notably spacious family bathroom, currently fitted with both a bath and separate shower.

One of the property's standout features is undoubtedly the outside space. The large rear garden extends an impressive distance from the house and combines a patio seating area with a generous lawn, mature planting and a selection of established fruit trees. There is plenty of space for children, outdoor entertaining and keen gardeners, while the size of the plot also offers excellent scope for a new owner to further

landscape the garden to their own taste.

The property also benefits from an attached garage together with a substantial separate workshop, both of which have power and lighting. The workshop provides particularly useful additional space for storage, hobbies, DIY or potentially as a home workspace.

Upton remains one of Chester's most established and sought-after residential suburbs, particularly popular with families thanks to its combination of excellent amenities, schooling, green space and convenient access into the city.

Caughall Road is particularly well positioned, with everyday amenities available around Upton Heath and Weston Grove, while the area is also home to Chester Zoo. There is a strong choice of schooling nearby, including Acresfield Academy, Upton Heath CofE Primary School and Upton-by-Chester High School. Acresfield Academy is approximately 500 metres from the CH2 1LR postcode.

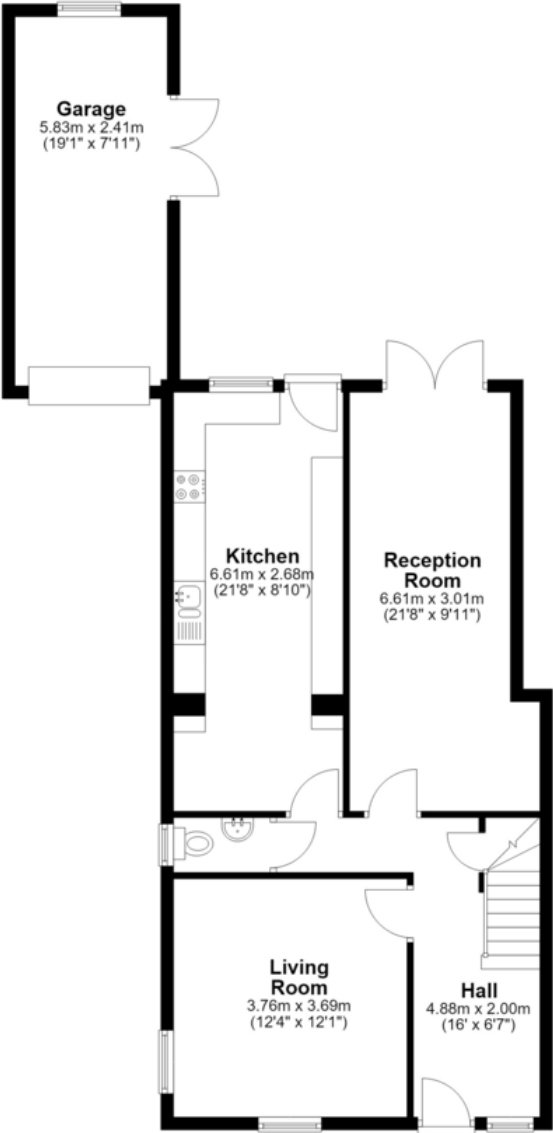




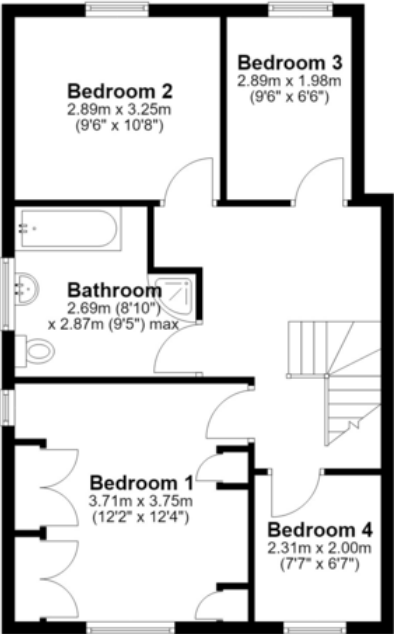


DWELL

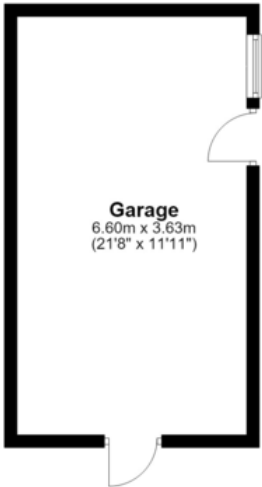
Ground Floor



First Floor



Outbuilding



TOTAL FLOOR AREA 1,677 sq ft / 156 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX
Band D

LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

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