



CHESHIRE
LAMONT

Normandy Crescent Saughton

6 Normandy Crescent

Saighton, Chester, CH3 6FT

Overlooking a grassed amenity area to the front, this detached four bedroom family home has been reconfigured to the ground floor to include a home office within part of the former garage. The property benefits from gardens to both front and rear and is situated within 2.7 miles of Chester City Centre.

- Attractive well-proportioned detached family home
- Reception Hall, Living Room, Study
- Open Plan Kitchen/Dining/Family Room, Utility and Cloakroom
- Four Bedrooms, two Bathrooms
- Gardens to both front and rear
- Conveniently situated within 2.7 miles of Chester City Centre

Location

Situated on the highly desirable Saughton development, the property enjoys a peaceful setting whilst remaining just a short drive from Chester city centre. Excellent local amenities, including supermarkets, cafés and everyday conveniences, are all within easy reach, along with highly regarded schools. The development is perfectly positioned for commuters, offering excellent access to the A55, M53 and Chester Business Park. Residents also benefit from nearby green spaces, walking routes and the picturesque Cheshire countryside, making Saughton an ideal location for families and professionals alike.

Accommodation

A panelled front door opens to the **Reception Hall** with oak detailed staircase rising to the first floor with storage cupboard beneath. The Reception Hall is finished with timber effect LVT flooring which runs throughout the ground floor accommodation of the property other than in the Living Room which is carpeted.

The **Living Room** 4.9m x 3.2m has a bay window overlooking the front garden. The **Kitchen/Dining/Family Room** 6.5m x 2.6m narrowing to 3m overlooks the rear garden via a 3m wide picture window incorporating glazed double doors opening onto a patio. The **Kitchen** is extensively fitted with wall and floor cupboards complimented with timber effect worksurfaces which incorporate a four burner gas hob with extractor above. Integrated appliances include two Smeg fan assisted ovens, and a Bosch dishwasher, and there is space for freestanding American style fridge freezer. Within the **Family/Dining area** there is space for a circular six person dining table and a corner sofa or alternative easy chairs and a coffee table.



The **Study 3.4m x 2.9m** has been created by converting approximately two thirds of the garage. This gives access to the garden, and Cloakroom with **Utility Room** beyond, fitted with additional kitchen cupboards, sink unit and space beneath the work surface for a washing machine and tumble dryer.

First Floor

To the first floor, there are four Bedrooms and two Bath/Shower Rooms.

Bedroom One 5.1m x 3.2m overlooks the front garden, benefits from built-in wardrobes and has an Ensuite Shower Room which includes a wall mounted wash hand basin, WC and heated towel rail. **Bedroom Two 4.3m x 3m** also overlooks the front garden and includes a recess for freestanding wardrobes. **Bedroom Three 3.6m x 3.2m** overlooks the rear garden as does **Bedroom Four 3m x 2.9m**. The **Family Bathroom** is fitted with a panel bath with shower facility above, wall mounted wash hand basin, low level WC and heated towel rail.

Externally

The property overlooks a grass lawn area to the front. The driveway provides parking to the front of the property and gives access to the balance of the former garage which the current vendors utilise for garden implement and bike storage. The front garden is principally laid to lawn with access down the side to the enclosed rear garden. This again is principally laid to lawn and includes a 6m x 3m paved sitting/entertaining area.

Services/Tenure

Mains water, electricity, gas, and drainage. Freehold (subject to a management charge for maintenance of the communal areas).

Viewing

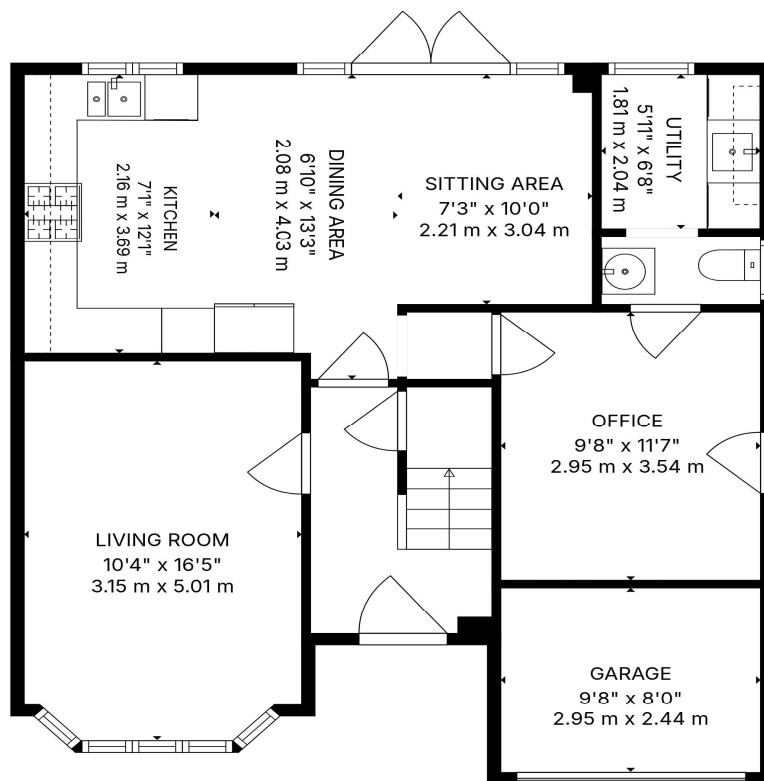
By appointment through Cheshire Lamont's Tarporley office.

Directions

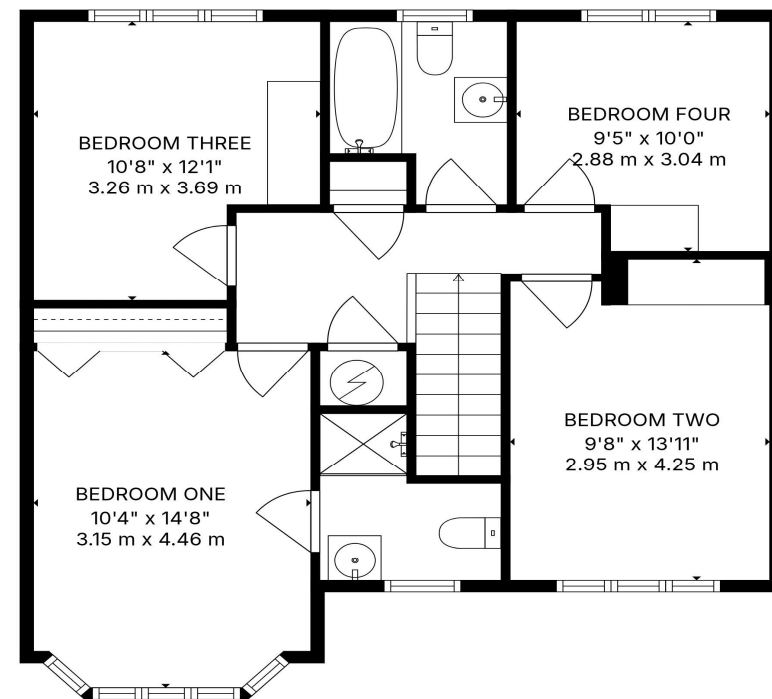
What3words: ladder.twins.bridge

Leave Chester along Sandy Lane (B5130) and, having passed over the A55, at the next roundabout turn left for Saighton and shortly after turn left into Highlander Road. Follow Highlander Road over the roundabout into Alanbrook Road, taking the second turning right into Mercia Grove and first left into Normandy Crescent where the driveway to the property will be found on the right hand side.





GROUND FLOOR



FIRST FLOOR



Total: 1472 sq. Ft, 137 m2
Ground Floor: 763 sq. Ft, 71 M2, First Floor: 709 sq. Ft, 66 m2
Excluded Areas: Walls: 121 sq. Ft, 11 m2

Not to scale. For illustration only. Features and dimensions are approximate. 97% accuracy. Prepared for checking below.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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