



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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.



11 Thornhill Close

Broughton, Chester,
CH4 0FB

Price

£350,000

* DETACHED FAMILY HOME * CUL-DE-SAC POSITION. A well presented four bedroom detached house forming part of a modern development on the periphery of the popular village of Broughton near Chester. The accommodation briefly comprises: entrance hallway, downstairs WC, living room with bay window, impressive open-plan kitchen and dining area fitted with a modern range of kitchen units with a range style cooker and a number of integrated appliances, large garden room with French doors to outside, galleried style landing, principal bedroom with fitted bedroom furniture and modern en-suite shower room, three further good size bedrooms and family bathroom. The property benefits from UPVC double glazed windows and doors and has gas fired central heating with an efficient Worcester combination boiler which was installed in 2022. Externally there is a lawned garden at the front enclosed by established hedging and a tarmac driveway leading to a single garage. To the rear there is a lawned garden and flagged patio with well stocked borders being enclosed by brick walling, fencing and laurel hedge. Viewing highly recommended.

LOCATION

Broughton lies some 5.1 miles from Chester, 7 miles from Mold and within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorway and the rest of the national motorway network. Chester Railway station is approximately 15 minutes drive, Liverpool Airport 40 minutes and Manchester Airport 40 minutes. There are also excellent bus links into Chester. There are schooling facilities at Broughton Junior School. Shopping facilities are available locally as well as at the Broughton Retail Park where you can find top High Street retail stores, restaurants and a cinema. Chester City Centre has extensive shopping, leisure facilities available including the Northgate Arena and River Dee, health and fitness centres, tennis club, golf clubs, museums and parks. Hawarden Golf Club is nearby with sport and leisure facilities at Deeside Leisure Centre which is approximately 6 miles away. (Distances & times sourced from RAC route planner).

THE ACCOMMODATION COMPRISES**PORCH**

Covered porch with outside lantern style light and UPVC double glazed entrance door to the entrance hallway.

ENTRANCE HALLWAY

4.39m x 2.03m (14'5" x 6'8")



Two ceiling light points, smoke alarm, hanging for cloaks, burglar alarm control pad, single radiator, Karndean vinyl tile effect flooring, and spindled staircase to the first floor. Doors to downstairs WC, living room and dining kitchen.

DOWNSTAIRS WC

1.60m x 0.79m (5'3" x 2'7")



White suite comprising: low level WC; and corner wall mounted wash hand basin with tiled splashback. Single radiator with thermostat, ceiling light point, extractor, and Karndean vinyl tile effect flooring.

OUTSIDE REAR

To the rear there is a lawned garden with flagged patio area and stocked borders with wooden edging being enclosed by brick walling, wooden fencing and laurel hedge.

**DIRECTIONS**

From the Agent's Chester office proceed out of the City over the Grosvenor Bridge to the Overleigh roundabout and take the fourth exit into Hough Green. Follow this road through Saltney and towards Broughton. Continue straight across at the roundabout with the Broughton Retail Park on the left and at the next set of traffic lights proceed straight across to the roundabout. Then take the second turning left onto Main Road, which leads into Mold Road. Follow the road out of the village and take the turning left after Broad Oak Avenue into Cherry Dale Road. Follow Cherry Dale Road and take the first turning right into Thornhill Close. The property will then be found after a short distance on the left hand side set back from the road.

11 Thornhill Close, Broughton, Chester, CH4 0FB**TENURE**

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

COUNCIL TAX

* Council Tax Band F - Flintshire County Council.

AGENTS NOTES

* Services - mains gas, electricity, water and drainage are connected.

* The property is on a water meter.

* The Worcester combination condensing gas fired central heating boiler was installed in 2022.

* Low maintenance UPVC fascia boards, soffits and dry verges have been fitted.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

FAMILY BATHROOM

2.08m x 1.88m (6'10" x 6'2")



Comprising: panelled bath with mixer tap, shower attachment and glazed shower screen; low level WC; and pedestal wash hand basin. Fully tiled to bath and shower area, Karndean vinyl marble effect flooring, single radiator with thermostat, two recessed ceiling spotlights, UPVC double glazed window with obscured glass, and fitted wall mirror.

OUTSIDE FRONT



To the front of the property there is a lawned garden with flower and shrub borders being enclosed by established hedging. A tarmac driveway leads to a single garage. Outside lantern style lighting to front, Outside water tap, outside sensor light to side, and external gas and electric meter cupboards to side. A gated pathway to the left hand side of the house provides access to the rear garden.



SINGLE GARAGE

5.23m x 2.46m (17'2" x 8'1")

With an up and over garage door, fluorescent strip light, power, and UPVC side personal door.

LIVING ROOM

5.26m into bay x 3.15m (17'3" into bay x 10'4")



UPVC double glazed bay window overlooking the front garden, feature fireplace housing a 'living flame' coal-effect gas fire, radiator, coved ceiling and ceiling light point, Double opening doors to the dining kitchen.

KITCHEN

4.55m x 2.84m max (14'11" x 9'4" max)



Fitted with a modern range of cream high gloss fronted base and wall level units incorporating drawers, cupboards, two illuminated glazed wall cabinets and wine rack with laminated quartz effect worktops and matching upstands. Inset one and half bowl composite sink unit and drainer with chrome mixer tap and filtered cold water tap. Free-standing Range Master range style cooker with five-ring gas hob, double oven and grill, glass splashback and Range Master chimney style extractor above. Integrated

fridge/freezer and Zanussi washing machine, wine cooler, recessed LED ceiling spotlights with dimmer switch controls, Karndean vinyl tile effect flooring, concealed under-cupboard lighting. UPVC double glazed window, and UPVC double glazed door to outside.



DINING AREA

3.07m x 2.84m (10'1" x 9'4")



LANDING

4.85m x 2.11m (15'11" x 6'11")



Coved ceiling, ceiling light point with dimmer switch control, contemporary tall radiator with thermostat, and Karndean vinyl tile effect flooring. Opening to the garden room.

GARDEN ROOM

3.71m x 3.38m (12'2" x 11'1")



UPVC double glazed windows, double opening French doors to the rear garden, plastered pitched ceiling with recessed LED ceiling spotlights with dimmer switch control, double radiator with thermostat, provision for wall mounted flat screen television, Karndean vinyl tile effect flooring, and double radiator with thermostat.

Spindled balustrade, access to part-boarded insulated loft space, two ceiling light points, smoke alarm, single radiator with thermostat, UPVC double glazed window overlooking the front, and built-in linen cupboard housing a Worcester combination condensing gas fired central heating boiler. Doors to principal bedroom, bedroom two, bedroom three, bedroom four and family bathroom.

PRINCIPAL BEDROOM

3.58m x 3.15m (11'9" x 10'4")



Fitted with a comprehensive range of bedroom furniture incorporating two double wardrobes, two single wardrobes, bedside units and over-bed storage cupboards. Single radiator with thermostat, ceiling light point and UPVC double glazed window overlooking the front. Door to en-suite shower room.

EN-SUITE SHOWER ROOM



Stand in shower with canopy style rain shower head, extendable shower attachment and folding glazed door; vanity unit with wash hand basin, mixer tap and storage beneath; and low level dual-flush WC with concealed cistern and two storage cupboards. Fully tiled walls, vinyl wood effect flooring, ladder style towel radiator, recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

BEDROOM TWO

3.76m x 2.54m (12'4" x 8'4")



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

BEDROOM THREE

3.15m into wardrobe x 3.02m max (10'4" into wardrobe x 9'11" max)



Full height fitted wardrobe with three sliding doors having hanging space and shelving, TV aerial point, ceiling light point, single radiator with thermostat, and UPVC double glazed window overlooking the rear garden.

BEDROOM FOUR

2.95m x 2.54m (9'8" x 8'4")



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