

Energy Efficiency 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	89	
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-91) B		
(49-60) C		
(35-48) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

**5 Constantine Close**  
Chester,  
CH4 7GJ

**Price**  
**£550,000**

**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.

This immaculate three-bedroom detached home boasts three ensuite bedrooms and a spacious open-plan living area with upgraded fittings throughout. Located in a quiet cul-de-sac, it features an additional reception room, a beautifully landscaped garden, off-road parking, and a detached garage. Finished to a show home standard, the property is ready to move into without delay. The high-quality design and attention to detail create a stylish and comfortable living environment. Kings Moat Garden Village offers a peaceful setting just a short distance from Chester city centre. With excellent road and rail links nearby, the location provides both convenience and tranquility. This property is an exceptional opportunity for modern family living.



**Hallway**

2.01 x 3.88 (6'7" x 12'8")

**Lounge**

3.61 x 5.38 m (11'9" x 17'7")



The lounge is a spacious and inviting room featuring a large bay window that floods the space with natural light. A classic fireplace serves as a charming focal point and is perfectly complimented by neutral décor.

**Kitchen / Living Area**

7.74 x 3.92 m (25'4" x 12'10")



The kitchen and living area is a bright and spacious open-plan environment, thoughtfully designed for both style and functionality. Modern fitted cabinetry in a soft grey finish is beautifully complemented by luxurious granite work surfaces and sleek under-counter lighting, creating a contemporary and elegant feel. High-quality integrated appliances include a large fridge/freezer, dishwasher, four-ring electric hob, and double oven, offering everything needed for effortless

everyday living. Warm wood-effect tiled flooring runs throughout, unifying the space and adding a welcoming touch. Generous proportions allow ample room for a family-sized dining table and a comfortable seating area, making it an ideal space for entertaining or relaxing. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

**Laundry Room**

1.84 x 1.90 m (6'0" x 6'2")



The laundry room is a practical space with white cabinetry and a countertop housing a washing machine beneath. A door provides direct access to the outside, and the room benefits from natural light, making it a convenient and functional utility area.

**Landing**

2.34 x 1.98 m (7'8" x 6'5")



The upstairs landing is a bright, open space with white walls and a wooden handrail on the stairwell. A decorative ceiling light and a patterned rug add character to this practical area connecting the bedrooms and bathrooms.

**Master Suite**

3.61 x 3.63 m (11'9" x 11'10")



The master bedroom is a bright, airy room with a large bay window and neutral décor. It comfortably accommodates a double bed with bedside tables, offering a restful and uncluttered space enhanced by natural light filtering through the window blinds. Leading off the bedroom is a large walk-in dressing room complete with both hanging and shelves space.

**Bathroom**

2.79 x 2.43 m (9'2" x 7'11")



The bathroom is spacious and modern, featuring a bath with

an adjacent walk-in shower separated by a glass screen. The room is finished with white tiled walls and floor, and includes a toilet and sink under a large window, allowing plenty of light to keep the space fresh and bright.

**Bedroom 2**

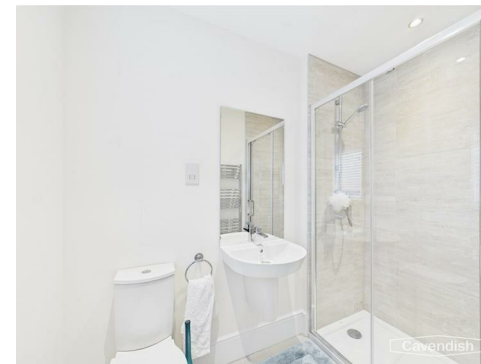
3.38 x 2.84 m (11'1" x 9'3")



This bedroom is a bright with space for a double bed and built-in mirrored wardrobes. The neutral tones and white plantation shutters give the room an airy feel, making it a comfortable retreat.

**Shower Room**

1.80 x 1.60 m (5'11" x 5'3")



The shower room is well-appointed, with a fully tiled walk-in shower, a toilet, and a pedestal sink. The neutral tones and natural light make the space feel fresh and clean.

**Bedroom 3**

2.80 x 3.97 m (9'2" x 13'0")



This bedroom comfortably fits a double bed with bedside

tables, featuring neutral décor and a large window with white plantation shutters that brighten the space.

**Shower Room**

1.80 x 1.60 m (5'11" x 5'3" m)



The shower room is well-appointed, with a fully tiled walk-in shower, a toilet, and a pedestal sink. The neutral tones and natural light make the space feel fresh and clean.

**WC**

1.78 x 1.92 m (5'9" x 6'3")



The downstairs WC is a small, clean cloakroom featuring a wall-mounted sink and toilet. The neutral flooring and white walls maintain a fresh and simple aesthetic.

**Rear Garden**

The rear garden is a well-maintained, private outdoor space with a lush lawn bordered by shrubs and a paved patio area. A detached brick-built garage sits at the back, adding practical storage or parking space. The garden is fully enclosed by a wooden fence, providing a secure and peaceful environment.

**Location**

Kings Moat Garden Village is a modern, sustainable community located just 2 miles south of Chester city centre. It offers a peaceful, family-friendly environment with plenty of green spaces and local amenities including schools, shops, and sports facilities. The area benefits from excellent transport links, providing easy access to major cities like Liverpool and Manchester via nearby motorways and Chester train station. Residents enjoy a strong community spirit, supported by a vibrant residents' association and regular local events.

**Directions**

Head south on Cuppin Street toward Grosvenor Street. Turn right onto Grosvenor Street/A5268, then continue onto City Road/A5268. At the roundabout, take the 2nd exit to join St Oswalds Way/A483 southbound. Follow the A483 (Wrexham Road) out of Chester, passing Chester Business Park on your left. Continue on Wrexham Road/A483 for about 1.5 miles until you reach the Kings Moat Garden Village area on your left.

**\*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.

**\*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.

**\*FLOORPLAN**

Floorplan included for identification purposes only, not to scale.

**\*LETTINGS RECOMMENDATION**

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 Estate Agents Ltd and lets with Cavendish Rentals Ltd.

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**COUNCIL TAX BAND TBC**