

Oak Drive, Penyffordd

Chester

SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

In Excess of £350,000

Oak Drive

Penyffordd, Chester

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 4 BEDROOM DETACHED FAMILY HOME
- GARAGE AND OFF ROAD PARKING
- BUILT 2014
- MODERN AND BEAUTIFULLY DECORATED THROUGHOUT
- DESIRABLE FAMILY FRIENDLY ESTATE
- EXCELLENT ACCESS TO CHESTER, BROUGHTON AND NORTH WALES
- FRONT AND REAR GARDENS



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Entrance Hallway
Accessed via a composite door with stairs to the first floor, opening to the dining area, understairs storage area, door to kitchen, lounge and downstairs wash room

Dining Room
9' 6" x 7' 10" (2.90m x 2.39m)
PVC double glazed window to the front, wall mounted radiator

Lounge
15' 5" x 11' 2" (4.70m x 3.40m)
PVC double glazed french doors opening to the rear garden with floor to ceiling PVC double glazed windows each side. wall mounted radiator

Kitchen / Diner
18' 4" x 7' 8" (5.59m x 2.34m)
A modern range of fitted wall, drawer and base units, worktop with 1.5 bowl stainless steel sink unit with mixer tap, integrated fridge freezer, integrated washing machine and dishwasher, built in double oven with gas hob over and extractor fan. Tiled splashbacks PVC double glazed french doors opening to the rear garden

Downstairs WC
A modern suite comprising a close coupled WC and vanity wash hand basin, stylish tiled floor and walls, towel radiator







First Floor Landing
Doors to bedrooms, bathroom and two storage cupboards, access to the roof space

Bedroom One
12' 6" x 12' 2" (3.81m x 3.71m)
Two PVC double glazed windows to the front, built in 2 door wardrobe, wall mounted radiator, door to ensuite

Ensuite
A modern suite comprising a walk in shower cubical, close coupled WC and vanity wash hand basin, part tiled walls, obscure PVC double glazed window to the side

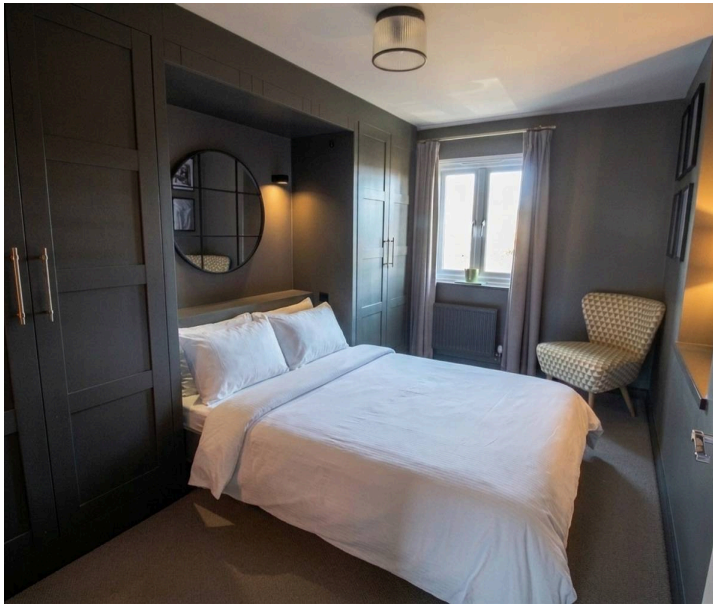
Bedroom Two
16' 10" x 8' 8" (5.13m x 2.64m)
Currently utilised as a walk in wardrobe / home studio with fitted wardrobes plus a hidden double bed for guest visits, PVC double glazed window to the front, wall mounted radiator

Bedroom Three
9' 10" x 8' 10" (3.00m x 2.69m)
PVC double glazed window to the rear, wall mounted radiator

Bedroom Four
10' 10" x 7' 10" (3.30m x 2.39m)
PVC double glazed window to the rear, wall mounted radiator

Family Bathroom
A modern suite comprising a panelled bath, close coupled WC and pedestal wash hand basin, tiled walls and floor, obscure PVC double glazed widow to the rear, wall mounted towel radiator













FRONT GARDEN

Laid to lawn with trees and shrubs, pathway leading to the entrance door

REAR GARDEN

A beautifully landscaped garden laid to lawn with patio areas, raised decking area with arbour and a wealth of established trees, shrubs and flowers, access to the front via timber gates, outside tap

DRIVEWAY

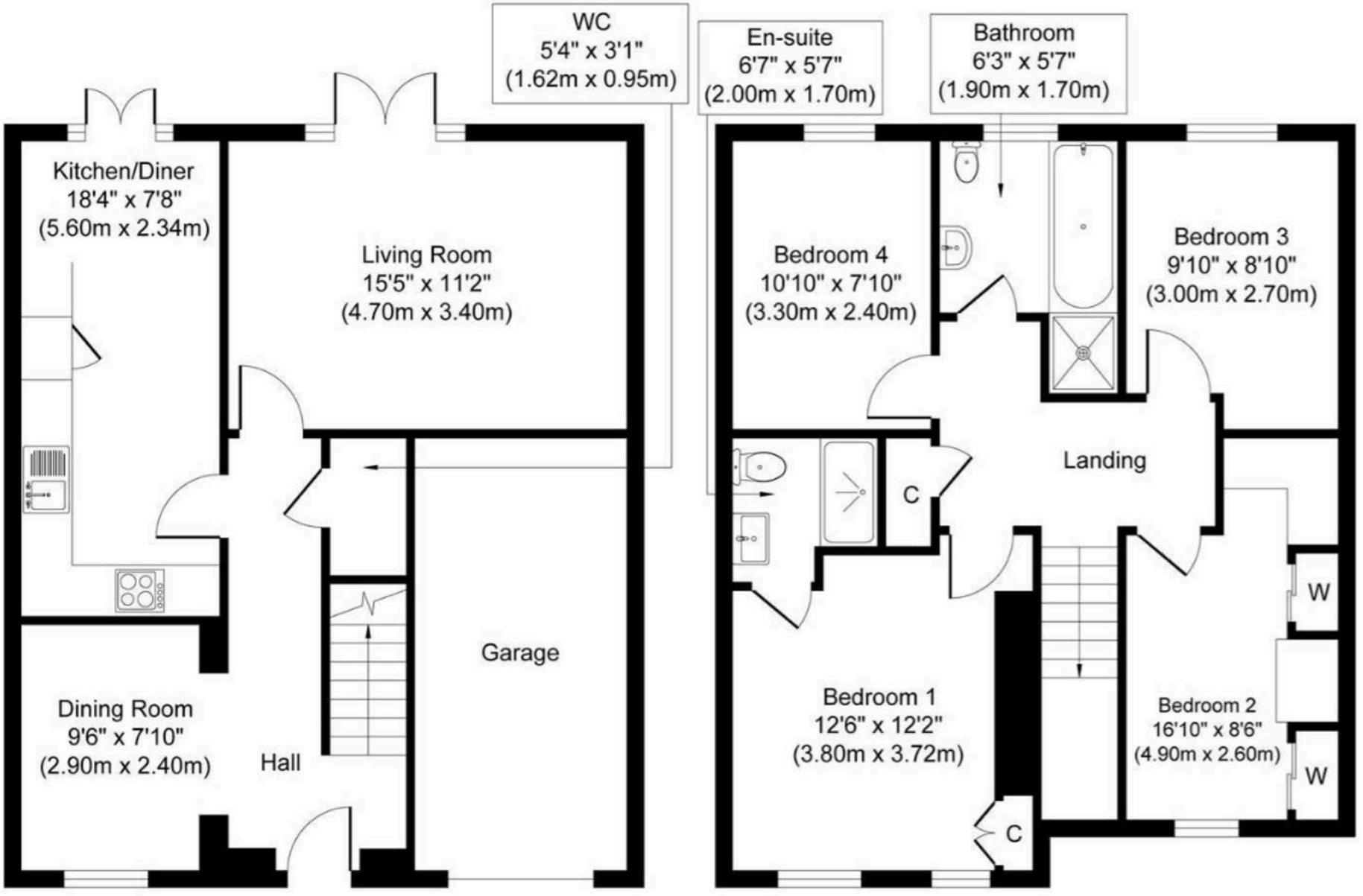
2 Parking Spaces

Hardstanding for off road parking for 2 vehicles

GARAGE

Single Garage

Accessed via an up and over door with power points and lights



Ground Floor
Approximate Floor Area
661 sq. ft
(61.40 sq. m)

First Floor
Approximate Floor Area
638 sq. ft
(59.24 sq. m)

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To arrange a viewing, please contact

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