

FOR SALE

8 Wroxham Close

Chester · CH2 2HA

EXCELLENT 3 BEDROOM TOWNHOUSE

A beautifully presented three bedroom townhouse set within a small cul-de-sac in the ever-popular Northgate Village. The property benefits from an attached garage and parking, an attractive rear garden backing onto mature greenery, and UPVC double glazing throughout. Early viewing is strongly advised.

- Popular Northgate Village
- Attractive rear garden
- Within small cul-de-sac
- Attached garage & parking
- UPVC double glazed
- Viewing advised

3

BEDROOMS

2

BATHROOMS

1

GARAGE

3

FLOORS

LOCATION

Northgate Village is a popular and well-established residential development within easy reach of Chester's historic city centre, with its wide choice of shops, bars and restaurants, and excellent transport links including Chester railway station and access to the A41 and A5116 for commuting further afield.

FULL DESCRIPTION

This excellent three bedroom townhouse occupies a quiet position within a small cul-de-sac in the sought-after Northgate Village, within easy reach of Chester city centre and local amenities. The accommodation is arranged over three floors and offers flexible, well-proportioned living space throughout, complemented by an attached garage, driveway parking, and an attractive rear garden.

Hall – Entrance hallway with stairs rising to the first floor and doors to the ground floor accommodation.

Shower Room – 5'5" x 5'1" – A modern, fully-tiled shower room comprising low-level WC, pedestal wash hand basin and shower enclosure.

Bedroom 3 / Garden Room – 8'9" x 10'9" – A versatile ground floor room currently used as a home office/snug, with French doors opening directly onto the rear garden – equally suited as a third bedroom, playroom or guest room.

Rear Lobby – Provides useful additional storage and access to the rear garden.

Landing – Leading to the first floor principal living accommodation.

Living Room – 18'8" x 11'9" – A generous, dual-aspect living and dining room, beautifully presented and offering ample space for both

relaxed lounge and dining furniture – the ideal space for entertaining.

Kitchen – 10'9" x 8'9" – Fitted with a comprehensive range of wall and base units with complementary worktops, integrated gas hob, electric oven, plumbing for washing machine and dishwasher, and space for a fridge/freezer, with a window overlooking the rear.

Top Landing – Giving access to the second floor bedrooms and family bathroom.

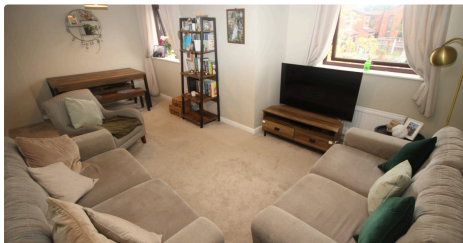
Bedroom 1 – 12'6" x 9'11" – A well-proportioned double bedroom with window to the front elevation.

Bedroom 2 – 9'3" x 8'5" – A further double bedroom, currently arranged as a nursery, with window to the rear.

Bathroom – 8'10" x 5'7" – A three-piece family bathroom comprising panelled bath with shower over, pedestal wash hand basin and low-level WC.

Garage – Attached single garage, ideal for storage or off-road parking.

Outside – To the front, a driveway provides off-road parking alongside a lawned garden area. To the rear, an attractive, enclosed garden combines a paved patio seating area with a lawn, bordered by mature planting and hedging, offering a good degree of privacy.



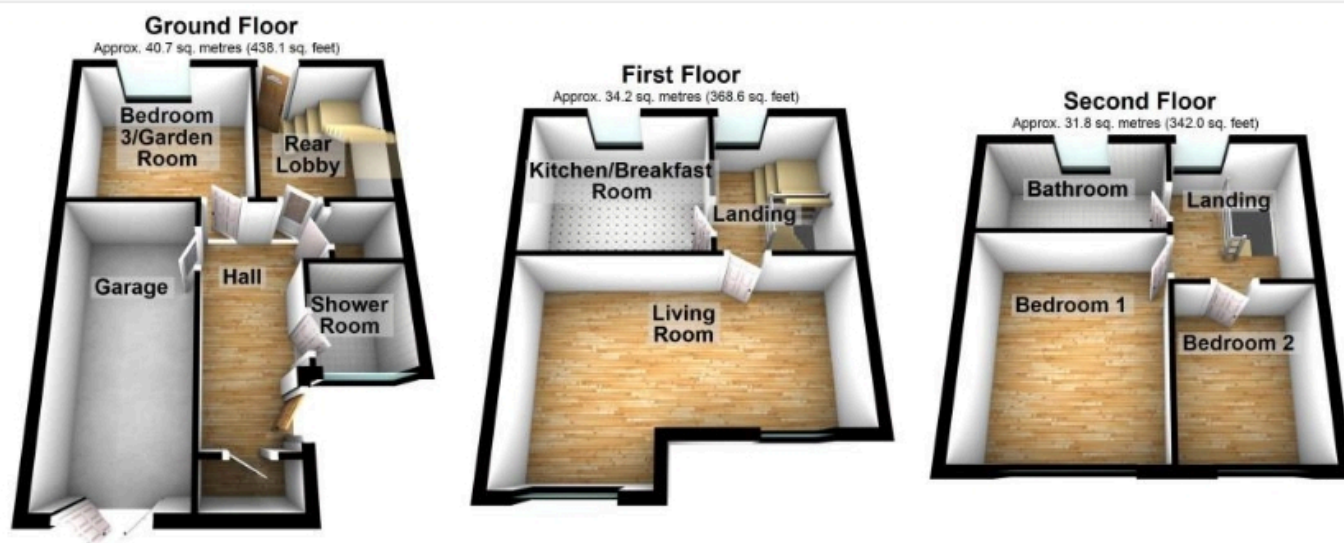
Living Room



Kitchen



Bedroom 3 / Garden Room



Total area: approx. 106.7 sq. metres (1148.8 sq. feet)

for illustration only not to scale
Plan produced using PlanUp.

GALLERY



Bedroom 1



Bedroom 2



Bathroom



Ground Floor Shower Room



Hallway



Rear Garden



Living Room



Landing

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