Town & Country
Estate & Letting Agents

Denstone Drive, Westminster £460,000









This splendid four-bedroom detached house offers a perfect blend of comfort and elegance. Offering adaptable family accommodation with the advantage of three reception rooms, a downstairs cloak room, en suite facilities, off road parking, a garage and a mature rear garden featuring a heated swimming pool. Viewing is advised to appreciate this lovely home.

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Denstone Drive, Westminster Park

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DESCRIPTION

Denstone Drive offers any prospective purchaser the opportunity to own a wonderful family home. The open-plan living area is particularly appealing and has a contemporary theme throughout. Having the advantage of a brand new boiler ,gas central heating and UPVC double glazing, the accommodation comprises of an entrance vestibule with bifold doors opening to a large and inviting entrance hall, having the convenience of a downstairs cloakroom, and study/office/bedroom off. To the rear of the ground floor is a particularly appealing and generously proportioned open plan kitchen/dining/sitting room. Fitted within the kitchen is a range of contemporary gloss units with a wealth of integrated appliances and an open throughway leading to the cinema/sitting room. In addition, the ground floor is fitted with wet system underfloor heating. The first-floor landing provides access to three generously sized bedrooms, including a principal suite complete with an ensuite bathroom, and a modern family shower room. Externally recently laid brick block paving to the front offers plenty of off road parking with Indian stone pathways alongside an artificial lawn garden and side access to the mature gardens, a true highlight of this property. The beautifully landscaped outdoor space features a heated swimming pool, perfect for enjoying sunny days and hosting summer barbecues



LOCATION

A sought after address with easy access to Chester city centre, which is within walking distance or a short car journey. Belgrave Primary School is within a short walk, which has a very good reputation and local secondary schools include Queens Park High and Catholic High School. The Independent schools of Kings and Queens are also within easy reach. Other near by amenities include the Chester Business Park, Curzon Park Golf Course, and the A55 southerly bypass with its links to the M53/M56 motorway network. The public Westminster Park is also within walking distance and has extensive fields, play area for children and BMX bike track. Westminster Park is also serviced by a highly regarded local shopping parade.

DIRECTIONS

From the Chester branch head south on Lower Bridge Street towards St Olave Street. Turn right onto Castle Street. At the roundabout, take the 1st exit onto Grosvenor Road/A483. At the roundabout, take the 2nd exit onto Lache Lane. Turn left onto Radnor Drive. Turn right onto Denstone Drive. The property will be located on the right hand side and identified by the Town & Country For Sale Board.

VESTIBULE

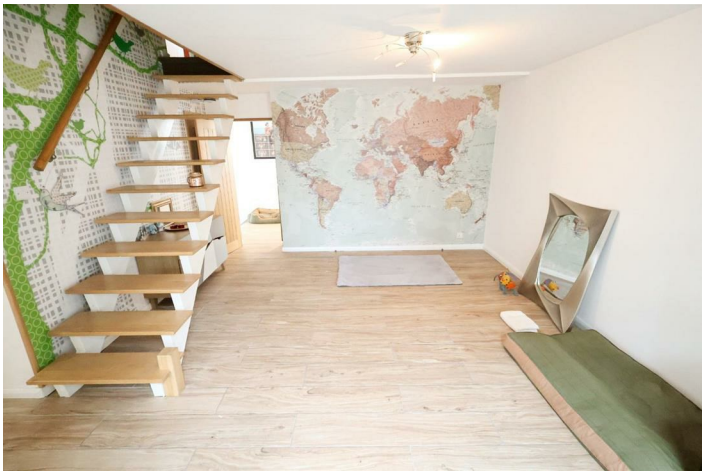
Entered via a composite front door with opaque glazed side panels, featuring woodgrain-effect porcelain tile flooring with an inset door mat, bi-fold doors opening to the entrance hall, a skylight, and recessed ceiling downlights.



ENTRANCE HALL

15’7” × 15’3”

A welcoming space with an open staircase to the first floor, woodgrain-effect porcelain tile flooring, sliding glazed doors to the office/study, a light oak door to the kitchen, and a further light oak door to a storage cupboard with automatic lighting.



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CLOAKROOM

4’8” × 4’8”

Includes a front-facing window with plantation shutters and woodgrain ceramic tile flooring. A door leads to the WC.



WC

4’6” × 3’0”

Fitted with a dual flush low-level WC, corner wash hand basin with mixer tap, fully tiled walls, ceramic tile flooring, and a high-level opaque window to the front.



OFFICE/STUDY

10’8” × 10’6”

Features woodgrain-effect laminate flooring, a radiator, a skylight, a front-facing window with plantation shutters, and a second side-facing window.



KITCHEN/DINER/SITTING ROOM

18’3” × 15’5”

The kitchen is fitted with a range of gloss white wall, base, and illuminated drawer units, including pan drawers and carousel units. Stainless steel handles and Corian work surfaces incorporate a breakfast bar and a 1.5 bowl stainless steel sink with adjustable mixer tap and Insinkerator. Integrated appliances include a stainless steel double oven, microwave, induction hob with Elica sloping extractor, and fridge/freezer. This space features pale woodgrain-effect porcelain tile flooring, a vaulted ceiling with recessed downlights and two skylights, a rear-facing window, and patio doors opening to the garden. Light oak sliding doors open to the utility room and walk-in pantry. An open throughway leads to the cinema/sitting room.



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WALK IN PANTRY

4’3” × 4’1”

With internal lighting and woodgrain-effect porcelain tile flooring.

UTILITY ROOM

7’8” × 7’4”

Continued porcelain tile flooring, fitted wall and base units, woodgrain-effect work surfaces, partially tiled walls, and space/plumbing for a washing machine and dryer. An opaque side-facing window and an internal door lead to the garage.



CINEMA/SITTING ROOM

16’8” × 10’2”

Woodgrain-effect porcelain tile flooring, side-facing window, and UPVC patio doors opening to the rear garden.



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FIRST FLOOR LANDING

With light oak-effect doors leading to all bedrooms and the family bathroom.



PRINCIPAL BEDROOM

16’0” × 11’4”

A dual-aspect room with front and side-facing windows, radiator, and folding door to the en-suite.



BEDROOM TWO

11’2” × 11’1

Includes a fitted double wardrobe with sliding mirrored doors, front-facing window, and anthracite radiator below.



EN-SUITE BATHROOM

10’0” × 6’9

Features wet system underfloor heating and installed with a contemporary four piece white suite comprising of a panelled bath with Central mixer tap, a corner shower enclosure, dual head thermostatic shower and panel walls, a hidden cistern dual flush low-level WC along with a wash hand basin with mixer tap. The floor is ceramic tile the walls fully tiled with fitted cabinets along with a modern half moon shaped tower style and site anthracite radiator and a high-level opaque window facing the side elevation.



BEDROOM THREE

10'0"’6'0"” × 8'11"’4'11"

Fitted with a double wardrobe and rear-facing window with radiator beneath.

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FAMILY BATHROOM

8'7" × 6'1

With wood grain effect tile flooring, partially panelled walls and installed with another contemporary suite this time comprising an oversized shower enclosure with you had thermostatic shower and extractor fan above, a Japanese style hidden cistern low level WC and a woodgrain vanity unit housing and oversize wash and basin with mixer tap and illuminating mirror above, attached to the wall is a black heated towel rail and then opaque window faces the rear elevation

GARAGE

15'5" × 7'10

Accessed from the front via an electric roller door, with power, lighting, and internal access to the utility room.

EXTERNALLY

Front

Recently block-paved to provide off-road parking, with Indian stone pathways on both sides of the house. An artificial lawn and well-maintained hedging enhance the frontage. An Indian stone storage area lies to the left of the property.

Rear Garden

Accessed via timber side gate, the rear garden is laid with porcelain stone flags and features mature, colourful borders with a variety of shrubs, plants, and trees. A swimming pool (with filter and heat pump replaced in 2023) includes a fitted cover. There is an outdoor water supply, lighting, and power, with pool regulation controls stored in a plastic utility unit.

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SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: Band: E. £2,872.37

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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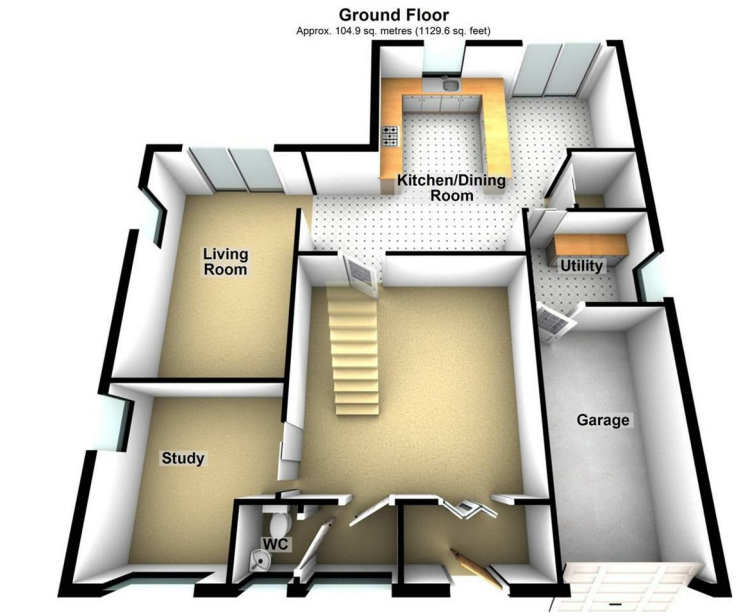
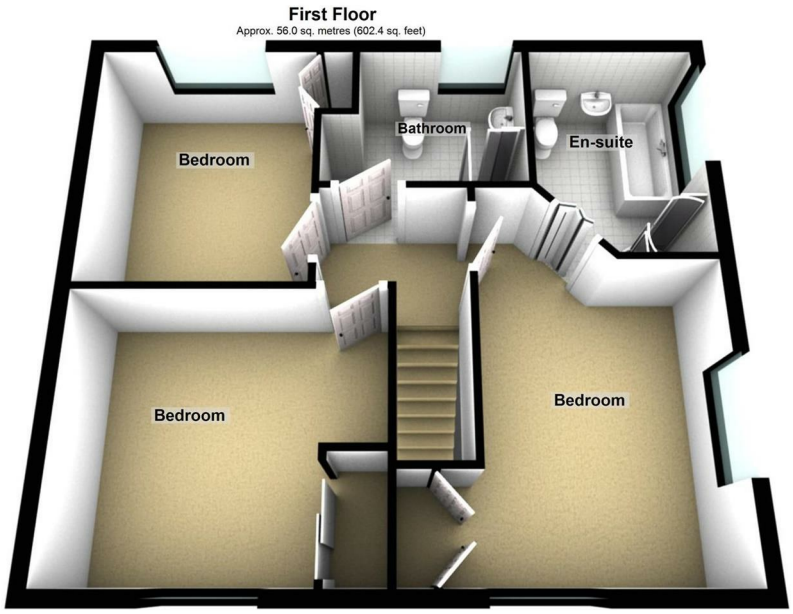
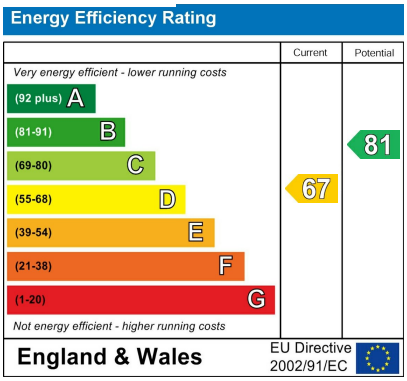


Total area: approx. 160.9 sq. metres (1732.0 sq. feet)





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