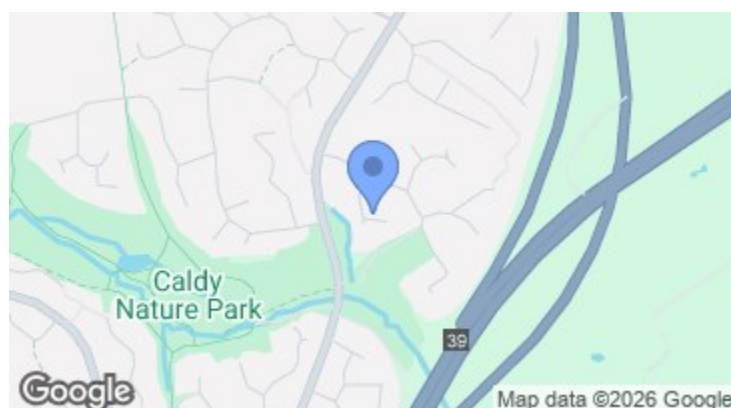




Total area: approx. 1313.9 sq. feet



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	EU Directive 2002/91/EC	58	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-91) B			
(69-90) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## 5 Tushingham Close

Great Boughton, Chester, CH3 5RD

**Asking Price**  
**£475,000**

**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 impressive three-bedroom detached home in Great Boughton offers beautifully presented accommodation and is offered with **\*\*no onward chain\*\***. The dining room features a turned staircase rising to the first floor, creating a bright and welcoming entertaining space. The modern kitchen comes with integrated double oven and gas hob, ideal for everyday cooking and entertaining. A showstopping lounge boasts a vaulted ceiling, providing a light and spacious living area. Upstairs, the master bedroom benefits from an en-suite shower room, while the remaining bedrooms share a family bathroom with a three-piece white suite. The landscaped rear garden is perfect for outdoor entertaining and summer gatherings. Additional features include off-road parking and a double garage, offering both convenience and storage. Tushingham Close is in a popular location with excellent local amenities and a strong sense of community. It is also close to Chester city centre, reputable schools, and convenient transport links, making it ideal for families. This property combines style, space, and practicality in a highly desirable setting.



**Location**

Nestled in the highly sought-after suburb of Great Boughton, 5 Tushingham Close enjoys a peaceful cul-de-sac setting just a mile from Chester city centre, combining suburban tranquillity with city convenience. Residents benefit from excellent schools, local shops, and beautiful green spaces including Caldy Valley Nature Reserve and riverside walks along the Shropshire Union Canal. With strong transport links, family-friendly streets, and a welcoming community, this location perfectly balances lifestyle, leisure, and accessibility.

**Lounge**

4.45m x 3.53m (14'7" x 11'7")



This inviting lounge features a high sloped wooden ceiling that adds character and height, complemented by neutral walls and carpeted flooring. A fireplace with a wooden surround offers a focal point and cosy ambiance. Natural light floods in through a large window and a glazed door with vertical blinds, creating a bright and airy atmosphere.

**Kitchen**

3.07m x 2.62m (10'1" x 8'7")



The kitchen is well laid out with a range of white cabinets and drawers providing ample storage. It features a tiled floor for easy cleaning and a double sink beneath a window overlooking the garden. Built-in appliances include a gas hob with extractor hood, there is space for an under counter fridge and dishwasher, while the clean, white tiled splashbacks keep the finish fresh and bright.

**Dining Room**

4.45m x 3.53m (14'7" x 11'7")



This spacious dining room is filled with plenty of natural light from its windows, making it ideal for family meals and entertaining. The room flows well from the lounge, providing an open feel. Neutral décor and carpeted floor offer a blank canvas to personalise.

**Hallway**

The hallway is bright and welcoming. A window and door provide natural light and easy access into the home.

**Bedroom 1**

3m x 3.3m (9'10" x 10'10")



The main bedroom is a good size with carpeted flooring and neutral walls. A large window fills the room with natural light, while mirrored built-in wardrobes provide excellent storage and add a sense of space.

**Bedroom 3**

3m x 2.57m (9'10" x 8'5")

This bedroom is a good size room with carpeted flooring and a neutral finish. The window allows plenty of daylight to fill the room, creating a bright and airy space.

**Bedroom 2**

2.01m x 3m (6'7" x 9'10")

This room has carpeted flooring and neutral walls. It benefits from a window that fills the room with natural light.

**Bathroom**

The family bathroom features a white bathtub, pedestal wash basin, and tiled walls and floors in neutral tones. A frosted window provides privacy while allowing natural light to enter the space.

**Ensuite**

This ensuite shower room is fitted with a curved glass shower enclosure, a pedestal wash basin, and a close-coupled WC. The walls are tiled in white, and the grey tiled floor contrasts neatly, while a small frosted window provides some natural light and ventilation.

**Landing**

The landing area at the top of the stairs is carpeted and features a white spindle balustrade. A vaulted ceiling gives a great sense of space and lets in natural light, enhancing the airy feel.

**Rear Garden**

The rear garden offers a pleasant outdoor

space with a paved patio area leading onto a well-maintained lawn. Mature shrubs and trees provide a sense of privacy and greenery, creating a lovely setting for outdoor relaxation or entertaining.

**Double Garage**

18'7" x 11'



The double garage is a spacious area with blockwork walls and concrete floor. It is accessed via an electric roller shutter door and has an additional open doorway leading to the exterior, providing ample secure parking and storage space.

**ANTI MONEY LAUNDERING REGULATIONS**

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

**Viewing**

By appointment through the Agents Chester Office 01244 404040.

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

**FREEHOLD**

To be confirmed by purchasers solicitor.

**FLOORPLAN**

Floorplan included for identification purposes only, not to scale.

**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.

**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.