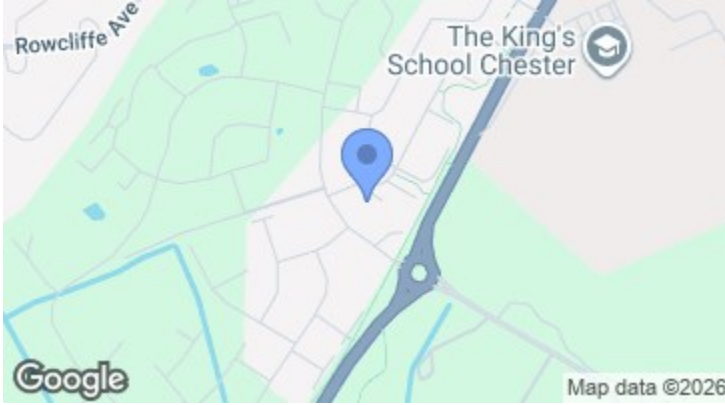


6 Devana Gardens, Chester, CH4 7FA



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		84	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.



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6 Devana Gardens

Chester,
CH4 7FA

NEW
£500,000

Occupying one of the finest positions within the highly regarded Kings Moat Garden Village, this exceptional four-bedroom detached family home enjoys an enviable setting overlooking attractive open green space with mature trees, within an exclusive off-road cul-de-sac of just four properties. As one of the original homes built on the development, it occupies a sought-after premium plot with a larger-than-average south-facing garden, offering excellent privacy and ample space for a potential rear extension (subject to the necessary consents). The property is also featured within Taylor Wimpey's original marketing material, reflecting its outstanding position within the development.

Offered to the market with ****no onward chain****, the home has been finished to an exceptional standard throughout, with every available developer upgrade selected at the time of construction. Premium features include granite worktops, full-height tiling to all bathrooms, kitchen kickboard lighting, oversized heated towel radiators and fitted wardrobes to three of the four bedrooms, combining stylish presentation with practical family living.

Externally, the property benefits from a dual-width driveway, integral garage, fully boarded loft and a useful enclosed side storage area, while its position away from affordable housing and within easy walking distance of the primary school, children's play areas and proposed local amenities further enhances its appeal.

Conveniently located just off Wrexham Road, the property offers excellent access to Chester city centre, The King's School, the A55 and Broughton Retail Park, with Kings Moat Garden Village continuing to evolve into one of Chester's most desirable modern residential communities.

Hallway



The entrance hall is light and welcoming, featuring neutral wood-effect flooring that flows from the kitchen area. It provides access to the living room, kitchen/living area, WC and stairs to the first floor, with white walls and a simple modern light fitting enhancing its fresh appearance.

Kitchen / Living Area

3.89x6.50 m (129" x 213")



The kitchen and living area offers a bright and airy space with a modern feel, featuring white cabinetry complemented by sleek black granite countertops. Ample natural light streams in through a generous window above the sink and French doors that open out to the garden, creating an inviting atmosphere ideal for cooking and casual dining. The flooring has a light wood effect that adds warmth and continuity to the open-plan design, making the room feel spacious and welcoming.



Living Room

4.24x4.07 m (13'10" x 13'4")



This living room is a comfortable and inviting space, flooded with natural light from a large bay window and a side window. Carpeted in a neutral shade, the room provides a cosy retreat with ample space for seating and entertainment. The neutral walls and tasteful lighting allow for versatile décor options, making this room ideal for relaxing or socialising.

WC

1.34x1.84 m (4'4" x 6'0")



This bright and practical cloakroom is fitted with white sanitary ware including a pedestal basin and WC, with tiled walls and a heated towel rail, offering a useful downstairs WC facility.

Landing

Internal doors lead to the four bedrooms and family bathroom. There is also a hatch for loft storage.

Bedroom

4.37x4.09 m (14'3" x 13'5")



The master bedroom is a spacious and serene retreat, featuring soft carpeting and a large window that fills the room with natural light. A wall of mirrored sliding wardrobes provides generous storage while enhancing the sense of space. The neutral décor and subtle wall panelling behind the bed create a calm and restful atmosphere, perfect for unwinding.

Bathroom (En-suite)

2.13x1.75 m (6'11" x 5'8")



This shower room offers a clean and contemporary space, finished in white with tiled walls and flooring that add to its fresh and bright feel. The walk-in shower features a glass door, complemented by a pedestal basin and toilet, all arranged for ease of use in a compact layout.

Bedroom 2

2.86x4.10 m (9'4" x 13'5")



A well-proportioned bedroom with neutral carpet and walls, enjoying plenty of natural light through a window.

Bedroom 3

2.84x2.65 m (9'3" x 8'8")



This bedroom is comfortable and versatile, featuring neutral carpeting and a window that fills the room with daylight. Its simplicity offers a blank canvas for furnishings and personal touches to suit a variety of needs.

Bedroom 4

3.25x3.00 m (10'7" x 9'10")



A bright bedroom with neutral tones, carpeted flooring and a large window overlooking the street. The room has ample space for bedroom furniture and could serve well as a guest or family bedroom.

Bathroom

1.90x2.75 m (6'2" x 9'0")



This family bathroom is fresh and contemporary with a large frosted window allowing natural light. It features a bath with overhead shower, a sizeable basin, and WC, all set against neutral tiling that extends halfway up the walls for a clean and modern finish.

Rear Garden



The garden is a generous outside space with a large paved patio area extending from the house, perfect for dining or relaxing outdoors. Beyond the patio, a well-maintained lawn stretches out, bordered by a wooden fence and including a garden shed at the far end. This large garden offers plenty of room for play, gardening, or enjoying the sunshine in a peaceful setting. There is also a covered storage area to the side of the property.



Garage



Fully plastered, complete with power and lighting.

Fixture upgrades

The property has been finished to an exceptional specification throughout, with every available developer upgrade selected at the time of construction. Premium features include granite worktops, full-height tiling to all bathrooms, contemporary kitchen kickboard lighting, oversized heated towel radiators, fitted wardrobes to three of

the four bedrooms, a fully boarded loft, integral garage and useful side storage, creating a home that combines luxury with practicality.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

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.

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.

VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.

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.