



51 VICTORIA ROAD

Chester

Rickitt
Partnership

Victorian character with a stunning contemporary interior.

Semi detached house ♦ Four bedrooms ♦ Four bathrooms ♦ Sitting room ♦ Impressive open plan Kitchen/Dining Family Room ♦ Basement/TV Room ♦ Off Street Parking ♦ Front garden and rear patio/courtyard garden ♦ EPC D

Description

A classically designed Victorian semi detached home with the elegant proportions of the era. This impressive property benefitted from significant modernisation in 2020, the focal point of which was the creation of a stunning Kitchen/Dining/Family room, made even more expansive by bi-folding doors opening into the sitting room. A delightful front garden, parking, numerous other contemporary enhancements as well as excellent proximity to the City Centre and you have the perfect home.

Entrance Hall

Open staircase to first floor. Part tiled floor. Radiator.

Sitting Room

Victorian style fireplace with living flame gas fire with ornate surround and granite hearth. Base storage cupboards with bookshelves above. Bay window to front. Coved ceiling. Large Oak bi-fold doors opening onto Kitchen/Dining Family Room.

Kitchen/Dining/Family Room

Extensive range of fitted storage with Dekton surfaces above. Large Oak trimmed seating/dining area with lantern rooflight above. Stainless steel sink unit. Integrated electric induction hob, adjacent gas hob and central inset extractor. Two integrated dishwashers. Convection oven/microwave. Second convection oven. Integrated plate warmer. Integrated wine cooler.





Integrated full height refrigerator and full height freezer. Electric under floor heating. Bi-folding door to rear and inner doorway leading to the Utility Room and Wet Room.

Utility Room

Double glazed window to side. Space for washing machine and tumble dryer. Storage cupboards and inner door to wet room.

Wet Room

With tiled walls and floors, shower area with fitted shower and separate hand held shower head. Hand wash basin with mixer tap. Low level WC.

Basement/TV Room

Steps leading down from Entrance Hall to a study area which opens out to the TV Room itself.

Split Level First Floor Landing

First Floor

Bedroom Two

Fitted storage cupboard, window to side. Inner doorway leading to dressing room and en suite shower.

Dressing Room

Window to side. Fitted wardrobe. Storage cupboards part of which houses gas central heating boiler and pressurised hot water cylinder.

En Suite Shower Room

With walk in shower, drench style showerhead and separate hand held showerhead. Hand wash basin, low level WC, part tiled walls. Skylight. Wall mounted heated towel rail.

Bedroom Three

Built in wardrobes, storage cupboards and shelving. Radiator. Window to front. Doorway leading to Jack and Jill en suite bathroom.





Bedroom Four

Window to rear. Radiator. Doorway to Jack and Jill ensuite bathroom.

Jack and Jill En Suite Bathroom

Bath with shower above. Low level WC. Hand wash basin with mixer tap Part tiled walls. Wall mounted heated towel rail.

Second Floor

Bedroom One

Large window to rear. Built in wardrobes. Two radiators and eaves storage.

En Suite Shower Room

Walk in shower. Low level WC. Hand wash basin with mixer tap and vanity unit below. Part tiled walls and heated towel rail.

Outside

From Victoria Road there is access to a tarmac parking area sufficient for two vehicles, this leads to a delightful enclosed front lawned garden with two paved seating areas. Whilst to the rear there is a courtyard/patio garden.

Property Information

Council Tax Band D. We understand the property is freehold. The house has the benefit of connections to mains water, gas, electricity and drainage as well as a gas central heating system with Hive heating control and a pressurised hot water system. Windows are a combination of double glazed and sash.



Floorplans

Approximate Gross Internal Area
227 Sq M/2444 Sq Ft



Cellar

Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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