



**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.



## 4 Tiberius Way

Chester,  
CH4 7FD

**NEW  
£365,000**

This beautifully presented three-bedroom semi-detached home is located on the highly sought-after Kings Moat development in Chester and is finished to a particularly high standard throughout, offering a true ready-to-move-into finish. The property further benefits from the remainder of an NHBC guarantee, providing additional peace of mind for the buyer.

The accommodation is thoughtfully arranged and ideal for modern family living. The master bedroom benefits from a stylish en-suite shower room, while there are two further generous double bedrooms, one of which features fitted wardrobes. A contemporary family bathroom serves the remaining bedrooms. The lounge enjoys a warm and inviting atmosphere, enhanced by elegant panelled walls, creating the perfect space to relax.

At the heart of the home is the impressive open-plan kitchen diner, designed as the central hub for everyday living and entertaining. The kitchen is fully equipped with integrated appliances and opens via French doors onto the rear garden. Completing the ground floor is a practical utility room with a downstairs WC. Outside, the rear garden has been fully landscaped, providing an attractive and low-maintenance outdoor space.

Kings Moat is a popular residential area to the south of Chester, well regarded for its modern homes and convenient location. The property is ideally positioned for access to Chester city centre, local schools, shops, and amenities, as well as excellent transport links including the A55 and A483, making it ideal for commuters and families alike.

**Location**

Kings Moat is a highly regarded modern development situated to the south of Chester, offering a convenient yet peaceful residential setting. The area benefits from excellent access to Chester city centre, a range of local amenities, and well-regarded schools, making it popular with families and professionals alike.

Commuters are well served by nearby road links including the A55 and A483, providing easy connections to the wider region.

**Hallway**

**1.75 x 2.26 m (5'8" x 7'4")**

The hallway is bright and welcoming, decorated in neutral shades. There is a staircase that provides access to the first floor and a door that provides access to the living room and kitchen/dining room.

**Living Room**

**3.19 x 4.14 m (10'5" x 13'7")**

The living room is a cosy and inviting space, ideal for relaxing. The neutral tones throughout the room, combined with subtle wall mouldings and soft carpeting, create a warm and homely atmosphere. A window at the front of the property allows natural light to gently illuminate the room.

**Kitchen/Dining Room**

**4.29 x 2.70 m (14'0" x 8'10")**

This kitchen and dining room is bright and modern, featuring sleek white cabinetry with integrated appliances and a gas hob beneath a stainless steel extractor hood. The light herringbone flooring adds a stylish touch, while the double French doors open out to the garden, filling the space with natural light. There is a useful WC and utility room located just off the kitchen area, providing practical everyday convenience.

**WC/Utility Room**

**2.05 x 1.72 m (6'8" x 5'7")**

This stylish cloakroom features a modern white vanity unit with a long countertop and under-counter storage, and a WC. The room is finished with designer wallpaper and wooden-effect flooring, creating a chic and practical space.

**Landing**

**0.98 x 4.28 m (3'3" x 14'0")**

The upstairs landing is bright and spacious with a soft carpet underfoot and neutral walls, offering access to the bedrooms and bathroom on the first floor as well as the staircase to the second floor.

**Bedroom 1**

**2.76 x 6.76 m (9'0" x 22'2")**

This well-proportioned bedroom on the second floor benefits from soft carpeting and neutral decor that complements the peaceful ambience. Features include a large window and ample space for bedroom furniture. The adjoining shower room is neatly fitted with a glass-enclosed shower, contemporary sanitary ware, and is enhanced by a skylight which adds natural light and a sense of space.

**Shower Room**

**1.42 x 2.23 m (4'7" x 7'3")**

This shower room features a bright and modern design, with a corner shower enclosure, simple sanitary ware, and a skylight which floods the space with natural light, accentuating the clean, fresh décor.

**Bedroom 2**

**3.65 x 2.83 m (11'11" x 9'3")**

This bedroom is a peaceful retreat with neutral walls and carpeting, brightened by a dormer window. The room offers ample space for furnishings and features thoughtful lighting that enhances the tranquillity of the space.

**Bedroom 3**

**2.19 x 3.66 m (7'2" x 12'0")**

This bedroom is simply styled, offering an airy feel with neutral tones and a large window. The room is well-sized and suitable for various furniture arrangements.

**Bathroom**

**3.10 x 2.18 m (10'2" x 7'2")**

The bathroom is fitted with a bath, white sanitary ware, and a wall-mounted mirror, all set against light-coloured tiling which reflects natural light from the window to create an inviting and fresh feel.

**Rear Garden**

The private rear garden is enclosed and offers a generous lawn area bordered by mature planting and timber fencing for privacy. A paved patio area provides an ideal spot for outdoor dining or relaxing, and a garden shed offers useful storage.

**CHESTER**

By appointment through the Agents  
Chester Office 01244 404040.

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

**FREEHOLD**

Believed to be Freehold but to be confirmed via 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.

**ANTI MONEY LAUNDERING****REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**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.