

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	93
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

48 Moat Lane
Kings Moat, Chester,
CH4 7FZ

Price
£525,000

* PRESTIGIOUS KINGS MOAT GARDEN VILLAGE DEVELOPMENT BY REDROW HOMES * IDEAL FAMILY HOME *
ENERGY PERFORMANCE RATING A (92). An attractive four bedroom detached house forming part of a sought after development with excellent links to Chester city centre, Chester Business Park and A55 Expressway. The accommodation briefly comprises: reception hallway with spindled staircase, living room with bay window overlooking the front, impressive open-plan dining kitchen fitted with an extensive range of units incorporating integrated appliances and enjoying French doors to the garden, useful utility room with space for washing machine and tumble dryer, downstairs WC, landing with cupboard housing the pressurised hot water cylinder and an additional built-in storage cupboard, principal bedroom with built-in wardrobes, bay window and en-suite shower room, bedroom two with fitted wardrobes, bedroom three with fitted wardrobes, bedroom four and family bathroom. The property benefits from UPVC double glazed windows, gas fired central heating, an electric car charging point and solar panels. Externally, there is a lawned garden at the front with laurel hedge and a double width tarmac driveway leading to a single garage with up and over garage door. To the rear there is a lawned garden and flagged patio enclosed by wooden fencing.

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.

LOCATION

The property forms part of the very popular Kings Moat Garden Village development and is situated close to Chester city centre which provides an extensive range of shopping and leisure facilities. Local amenities include shops in Westminster Park and Handbridge together with tennis courts, golf course and delightful walks along the banks of the River Dee to The Meadows. Schooling for all ages is available in nearby Handbridge, together with the renowned King's and Queen's Independent Schools which are also nearby. Easy access is available to neighbouring centres via the A55 Chester Southerly By-Pass to North Wales and the M53 and motorway network. The property forms part of a prestigious new development close to the heart of Chester.

THE ACCOMMODATION COMPRISES:**CANOPY PORCH**

Open porch with downlight and composite double glazed entrance door to the entrance hall.

ENTRANCE HALL

3.33m x 1.93m (10'11" x 6'4")



Ceiling light point, mains connected smoke alarm, single radiator, Amtico wood effect strip flooring, and spindled staircase to the first floor with useful built-in understairs storage cupboard. Doors to the living room and dining kitchen.

LIVING ROOM

4.75m into bay x 3.25m (15'7" into bay x 10'8")



UPVC double glazed bay window overlooking the front, ceiling light point, single radiator with thermostat, television, satellite and telephone points, and Amtico wood effect flooring.

DINING KITCHEN

6.55m x 3.86m narrowing to 3.02m (21'6" x 12'8" narrowing to 9'11")



Impressive open-plan dining kitchen fitted with a comprehensive range of base and wall level units incorporating drawers, cupboards and a tall larder unit with cupboard and drawers beneath, and laminated worktops

Heritage Collection.

PS/PMW

* There is the balance of the 10 year NHBC remaining.

* There are solar panels on the rear roof elevation generating electricity.

* There is a smart meter provided by E-on Energy for the gas and electric.

***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.

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.

***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.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

garage. A gated pathway at the side provides access to the rear garden. Electric car charger point to side. External gas and electric meter cupboards to side.

SINGLE GARAGE

5.82m x 3.00m (19'1" x 9'10")

With an up and over garage door, double power point, ceiling light point, and a wall mounted Ideal Logic Heat 2 H15 condensing gas fired central heating boiler.

OUTSIDE REAR



To the rear there is a neatly laid lawned garden with flagged patio being enclosed by wooden panel fencing. Outside light and outside water tap.



DIRECTIONS

From the centre of Chester proceed out over the Grosvenor Bridge to the Overleigh roundabout and take the second exit along the Wrexham Road. Follow Wrexham Road for some distance, continuing straight across at the traffic lights next to the Kings School and at the roundabout turn right towards Kings Moat Garden Village. Follow the road into the development and take the second turning left into Moat Lane. Follow Moat Lane and the property will be found after some distance on the left hand side.

TENURE

* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester.

AGENT'S NOTES

* Services - we understand that mains gas, water, electricity and drainage are connected.

* The property is on a water meter.

* There is a service charge for the maintenance of the development which is currently £279.75 (2026) which is paid in two installments.

* The property was purchased new in 2023 from Redrow.

* The house type is 'The Oxford' by Redrow and is part of the

with matching upstands. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring AEG gas hob with stainless steel splashback, extractor above and built-in electric double oven and grill. Integrated AEG dishwasher and fridge/freezer, recessed LED ceiling spotlights, contemporary tall radiator, under-cupboard spotlighting, TV aerial point, Amtico wood effect flooring, built-in cupboard with hanging for coats, ample space for dining table and chairs, and UPVC double glazed French doors with full height windows at each side opening to the rear garden. Door to the utility room.

UTILITY ROOM

2.01m x 1.75m (6'7" x 5'9")



Fitted with a matching range of units incorporating a base cupboard, wall cupboards and laminated worktop with matching upstand. Inset single bowl stainless steel sink unit and drainer with mixer tap. Plumbing and space for washing machine, space for tumble dryer, two recessed LED ceiling spotlights, single radiator with thermostat, Amtico wood effect strip flooring, digital central heating and hot water controls, extractor, and composite double glazed door to outside. Door to downstairs WC.

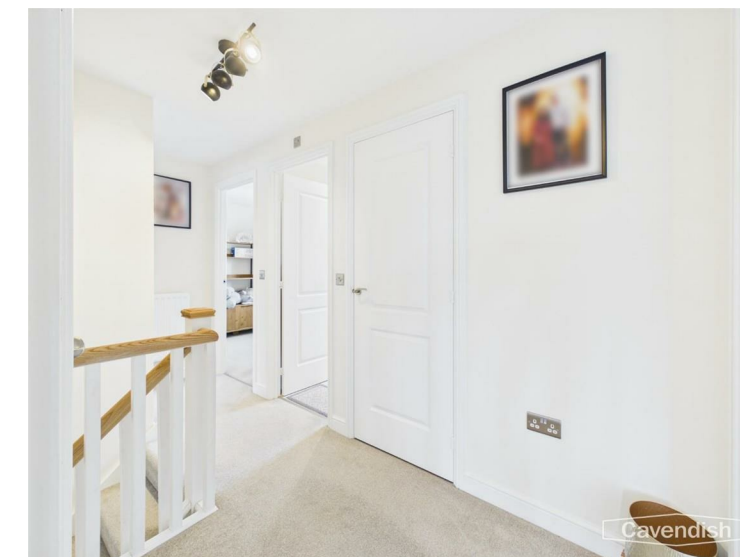
DOWNSTAIRS WC

1.75m x 0.91m (5'9" x 3')

White suite with chrome style fittings comprising: low level

dual-flush WC; and wall mounted wash hand basin with mixer tap and tiled splashback. Two recessed LED ceiling spotlights, single radiator with thermostat, Amtico wood effect strip flooring, electrical consumer unit, and UPVC double glazed window with obscured glass.

FIRST FLOOR LANDING



Spindled balustrade and wooden handrail, cupboard housing the pressurised hot water cylinder, useful built-in storage cupboard, mains connected smoke alarm, ceiling light point, single radiator with thermostat, and access to loft space. Doors to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

BEDROOM ONE

4.39m into bay and front of wardrobe x 3.25m (14'5" into bay and front of wardrobe x 10'8")



UPVC double glazed leded window overlooking the front, ceiling light point, single radiator, TV aerial point, and full height built-in wardrobe with two sliding mirrored doors having hanging space and shelving. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

1.93m x 1.24m extending to 2.49m into shower (6'4" x 4'1" extending to 8'2" into shower)



Modern white suite with chrome style fittings comprising: tiled shower enclosure with wall mounted thermostatic mixer

shower, extendable shower attachment and folding glazed door; low level dual-flush WC; and pedestal wash hand basin with mixer tap and fitted wall mirror. Tiled floor, three recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator, and UPVC double glazed window with obscured leaded glass.

BEDROOM TWO

3.66m to front of wardrobes x 3.02m (12' to front of wardrobes x 9'11")



Two full height fitted double wardrobes in an L-shape with hanging space, shelving, pelmet and three downlights, ceiling light point, single radiator with thermostat, and UPVC double glazed leded window to the front.

BEDROOM THREE

3.61m x 3.23m into wardrobe (11'10" x 10'7" into wardrobe)



Full height fitted wardrobe with two sliding mirrored doors having hanging space, shelving, and pelmet with three downlights, ceiling light point, single radiator with thermostat, and UPVC double glazed window overlooking the rear.

BEDROOM FOUR

3.02m max x 2.97m max (9'11" max x 9'9" max)



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator with thermostat.

FAMILY BATHROOM

2.41m max x 2.01m (7'11" max x 6'7")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, wall mounted thermostatic shower over with extendable shower attachment and glazed shower screen, low level dual flush WC, wall mounted wash hand basin with mixer tap and wall mirror. Chrome ladder style towel radiator, stone effect flooring, electric shaver point, recessed LED ceiling spotlights, extractor, UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front of the property there is a lawned garden with laurel hedge and a tarmac double driveway leading to a single