

CHANGING HOME



Beeby Way | Broughton | Chester | CH4 0TP

Offers Over £360,000

A superbly appointed and most spacious modern four bedroom two bathroom detached family home. The property is set within a very popular development and has a delightful rear garden with a sunny aspect. Also at the rear is a detached garage and parking space for two cars. Internal viewing a must.

Property Description

LOCATION

The property is set within a modern development within popular Broughton. Broughton's local shops, Broughton Retail Park and Airbus is within a short walk. Access to the A55 is simple with Chester City Centre and Chester Business Park a short drive away.

HALL

Accessed via a composite front door and with an engineered oak floor and frosted UPVC double glazed window. Radiator and understairs cupboard.

LIVING ROOM

16' 4" x 11' 4" (4.98m x 3.45m) With 2 radiators and UPVC double glazed window.

KITCHEN/DINER

25' 5" x 12' 5" (7.75m x 3.78m) max. A very large, stunning centre piece to the house with an extensive range of fitted floor and wall units with granite worktops. Also an island unit. There is an attractive feature glass ceiling over the dining area. Tiled floor. 4 ring ceramic hob with stainless steel extractor hood over. Oven and grill. Integral dishwasher and grill. Recessed spotlights and 2 radiators. 2 sets of UPVC double glazed French doors to the rear garden together with 2 UPVC double glazed windows. finally a very large built in cupboard with room to house a washing machine and with fitted wall units and worktop.

STUDY

8' 6" x 6' 7" (2.59m x 2.01m) With 2 UPVC double glazed windows and radiator.

CLOAKROOM

With a white WC and wash hand basin. Radiator and airing cupboard. Tiled floor and frosted UPVC double galzed window.

LANDING

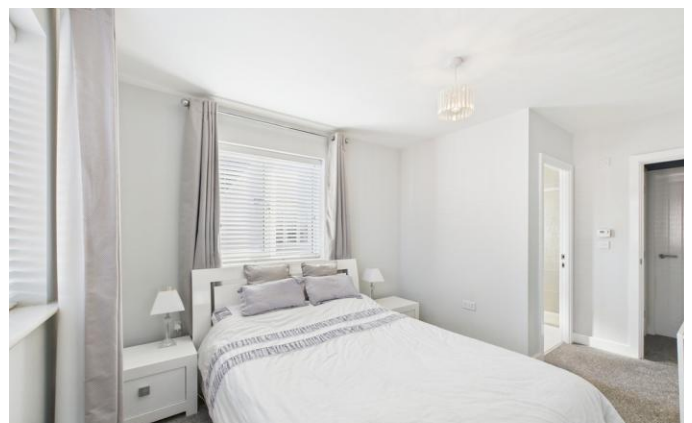
With a small built in cupboard, radiator and loft access.

BEDROOM 1

10' 11" x 9' 11" (3.33m x 3.02m) plus wardrobes. With a built in wardrobe, radiator and 2 UPVC double glazed windows.

EN-SUITE

7' 1" x 4' 11" (2.16m x 1.5m) With a white suite of WC, wash hand basin and tiled shower cubide. Heated towel rail, tiled floor and



partly tiled walls. Frosted UPVC double glazed window. Recessed spotlights and extractor fan.

BEDROOM 2

11' 8" x 9' 3" (3.56m x 2.82m) With UPVC double glazed window and radiator.

BEDROOM 3

9' 9" x 9' 0" (2.97m x 2.74m) With 2 UPVC double glazed windows and radiator.

BEDROOM 4

9' 0" x 6' 4" (2.74m x 1.93m) With fitted wardrobe, UPVC double glazed window and radiator.

BATHROOM

8' 5" x 6' 10" (2.57m x 2.08m) With a white suite of WC, wash hand basin, paneled bath and tiled shower cubicle. Heated towel rail, tiled floor and partly tiled walls. Frosted UPVC double glazed window and recessed spotlights.

GARAGE

A detached single garage sits to the rear of the property with 2 parking spaces to the side. The garage has a pitched tiled roof and up and over door.

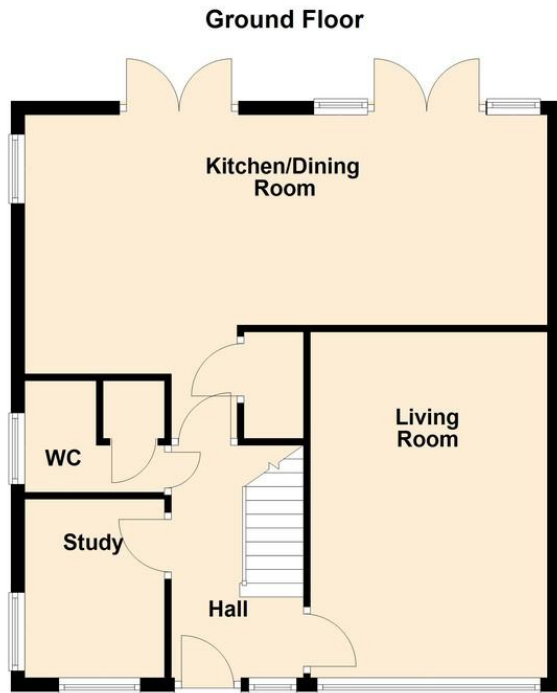
OUTSIDE

To the front is a small lawn. A gate to the side of the property allows access to the side which has space for a garden shed and bin storage. There is then a beautiful enclosed rear garden with a sunny aspect. The garden has a large patio with pergola, very neat lawn and outside tap.

OPEN SPACE MAINTENANCE FEE

The property is liable to pay a fee for open space maintenance. This is current just under £200 per annum.





Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		91
(69-80) C	82	
(55-68) D		
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements