



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

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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.



21 Beeby Way
Broughton, Chester,
CH4 0TP

Price

£365,000

DETACHED HOME | PARK JASMINE DEVELOPMENT | SINGLE GARAGE

A well-presented four-bedroom detached family home, forming part of the highly regarded Park Jasmine development in Broughton, conveniently located close to Broughton Retail Park and local amenities. The accommodation briefly comprises an open porch with composite entrance door leading into a welcoming reception hallway with spindled staircase rising to the first floor and access to a downstairs WC. The living room is positioned to the front of the property, offering a comfortable and inviting space with a double-glazed bay window and provision for a wall-mounted television.

To the rear, an impressive open-plan kitchen and dining area provides an excellent family and entertaining space, fitted with a comprehensive range of modern units, integrated appliances and a central island unit. A separate utility room completes the ground floor with space for both a washing machine and tumble dryer. To the first floor, the landing features a spindled balustrade and a useful walk-in storage cupboard with fitted shelving. The principal bedroom benefits from built-in wardrobes with sliding mirrored doors and a well-appointed en-suite shower room. There are three further well-proportioned bedrooms and a modern family bathroom. The property benefits from uPVC double glazing throughout and gas-fired central heating via a condensing boiler, with two-zone thermostat controls serving both ground and first floors. Externally, there is a small front garden with lawn, a shrub border and a flagged pathway leading to the entrance. A tarmac driveway to the side, with double opening wooden gates, provides access to a detached brick-built garage equipped with power, lighting and an up-and-over door. To the rear, the enclosed garden enjoys a desirable southerly aspect and is attractively landscaped with lawn, planted border, raised beds and a flagged patio area, ideal for outdoor dining and family use.

LOCATION

The development is located a short walk from the successful Broughton Shopping Park which is home to a Tesco Extra, Boots, WH Smith, Costa, River Island, Next, Asda Living and cinema complex with restaurants to include Pizza Express, Franky and Bennys, Prezzo, and Nando's. Broughton lies some 8 miles from Chester, 7 miles from Mold and within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorway and the rest of the national motorway network. Chester Railway station is approximately 15 minutes drive, Liverpool Airport 40 minutes and Manchester Airport 40 minutes. The Hawarden Golf Club is nearby and sport and leisure facilities at Deeside Leisure Centre which is approximately 6 miles away. (Distances & times sourced from RAC route planner).

THE ACCOMMODATION COMPRISES:**PORCH**

With contemporary outside sensor light, composite entrance door with double glazed insert, security peephole and letterbox opening to the entrance hall.

ENTRANCE HALL

4.39m x 1.32m (14'5" x 4'4")



Ceiling light point, smoke alarm, single radiator, digital thermostatic heating controls, telephone point and turned spindle staircase to the first floor with built-in understairs storage cupboard. Doors to the downstairs WC, living room and kitchen/dining area.

DOWNSTAIRS WC

1.70m x 1.07m (5'7" x 3'6")



Comprising: a low-level dual flush WC; and wall mounted wash hand basin with mixer tap and tiled splashback. Ceiling light point, single radiator with thermostat, tiled floor and uPVC double glazed window with obscured glass.

**DIRECTIONS**

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the large roundabout take the first exit (36a) signposted Broughton A5104 and at the roundabout near to the Broughton Retail Park take the first exit into the development. At the roundabout proceed straight across which leads into Beeby Way. The property will then be found after a short distance on the left-hand side.

TENURE

*Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Flintshire County Council - Tax Band E.

AGENT'S NOTES

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

* The property is on a water meter.

* We are advised that there is a service charge for the development which was approximately £150 per annum (2025).

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.

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.

PS/SLC

FAMILY BATHROOM

2.16m x 1.70m (7'1" x 5'7")



Well appointed suite in white with chrome style fittings comprising: panelled bath with wall mounted mixer tap and shower attachment; wall mounted wash hand basin with mixer tap; and low-level dual flush WC. Part-tiled walls, electric shaver point, fitted wall mirror, tiled floor, recessed LED ceiling spotlights, extractor and uPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is a neatly laid lawned garden with shrub border and a flagged pathway to the entrance door. A tarmac driveway, with double opening wooden gates at the

side, leads to a single brick built garage. A wooden gate provides access to the rear garden. External gas meter cupboard to the front and electric meter cupboard to the side.

SINGLE GARAGE

5.28m x 2.77m (17'4" x 9'1")

With up and over garage door, useful loft storage area, power and light.

OUTSIDE REAR



To the rear there is a neatly laid lawned garden with a flagged patio, shrub border and raised beds with wooden sleeper edging being enclosed by wooden fencing. Contemporary outside lighting and outside water tap.



LIVING ROOM

4.52m plus bay x 3.38m (14'10" plus bay x 11'1")



uPVC double glazed bay window overlooking the front, single radiator with thermostat, ceiling light point and telephone point.

KITCHEN/DINING ROOM

5.94m max x 4.22m max (19'6" max x 13'10" max)



Fitted with modern range of cream fronted base and wall level units incorporating drawers and cupboards with laminated wood-effect worktops and upstands. Inset one and half bowl composite sink unit and drainer with chrome mixer tap. Fitted four-ring electric hob with glass

splashback, extractor above and built-in Hotpoint electric double oven and grill. Integrated fridge/freezer and dishwasher. Matching island unit with cupboards and a laminated wood-effect worktop incorporating a breakfast bar area. Recessed LED ceiling spotlights, under-cupboard LED lighting, two single radiators with thermostats, tiled floor, ceiling light point, ample space for dining table and chairs, provision for wall mounted flat screen television, uPVC double glazed window overlooking the rear and uPVC double glazed French doors with double glazed side windows to outside. Door to the utility room.



UTILITY ROOM

1.75m x 1.27m overall (5'9" x 4'2" overall)

Fitted laminated wood-effect worktop with matching upstands and plumbing and space for washing machine and tumble dryer beneath. Wall mounted Baxi Duotech gas fired combination central heating boiler, ceiling light point, extractor, carbon monoxide alarm, tiled floor, single radiator with thermostat and composite double glazed door to outside.

LANDING



With uPVC double glazed window on the half landing, spindle balustrade, two ceiling light points, smoke alarm, single radiator with thermostat, access to loft space, and built-in storage cupboard with fitted shelving. Doors to bedroom 1, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

BEDROOM 1

3.38m x 3.30m (11'1" x 10'10")



uPVC double glazed window overlooking the front, ceiling light point, single radiator, digital thermostatic heating controls and built-in wardrobe with three mirror fronted sliding doors.



EN-SUITE SHOWER ROOM

2.36m x 1.65m (7'9" x 5'5")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with thermostatic mixer shower, glazed shower screen and sliding glazed door; low-level dual-flush WC; and wall mounted wash hand basin with mixer tap. Tiled display shelf, large illuminated wall mirror, electric shaver point, ladder style towel radiator, tiled floor, recessed ceiling spotlights, extractor and uPVC double glazed window with obscured glass.

BEDROOM 2

3.86m x 2.57m (12'8" x 8'5")



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

BEDROOM 3

3.28m x 1.98m (10'9" x 6'6")



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

BEDROOM 4

2.46m x 2.21m (8'1" x 7'3")



uPVC double glazed window overlooking the front, ceiling light point and single radiator with thermostat and provision for wall mounted flat screen television.