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4 Meadow View, Little Stanney, Chester, CH2 4HN

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Asking Price £525,000

Welcome to this delightful house located on Meadow View, Little Stanney. This modern and contemporary property boasts an inviting atmosphere, perfect for families or those seeking a comfortable living space.

Upon entering, you will find two well-proportioned reception rooms that offer versatility for both relaxation and entertaining. The stunning kitchen, dining, living space is bright and airy, creating an ideal environment for family gatherings or social occasions. The separate lounge provides a peaceful retreat, while the convenient ground floor WC adds to the practicality of the home. The first floor features two spacious bedrooms one with ensuite, plus the family bathroom. Additionally, the second floor offers both the third and fourth bedrooms one with ensuite. Please note that one of these bedrooms is currently set up as a dressing room.

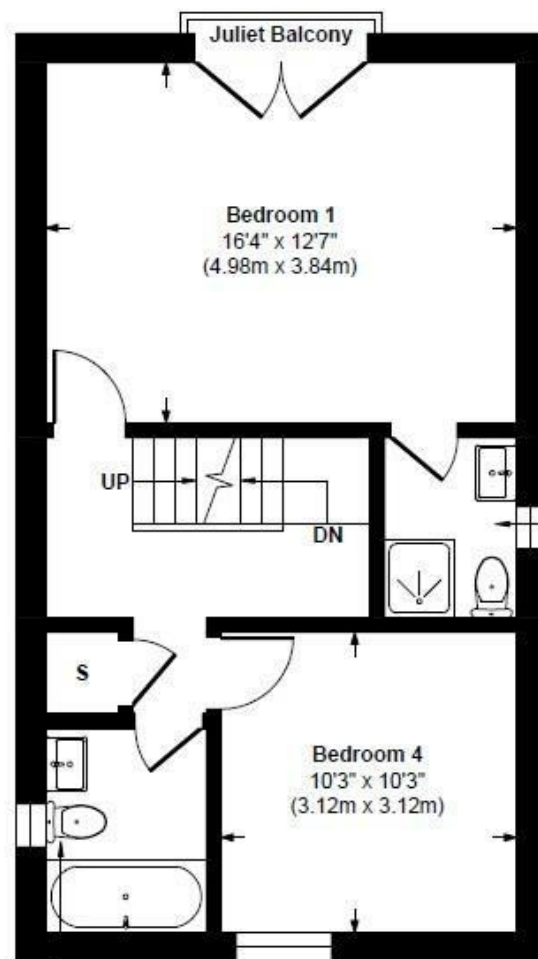
Outside, the property benefits from off-road parking to the front, ensuring convenience for residents and guests alike. The spacious rear garden is mostly laid to lawn, offering a perfect setting for outdoor activities, gardening or simply enjoying the fresh air. A lovely patio area complements the garden, ideal for al fresco dining or relaxing in the sun.

This property is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location, combining modern living with the charm of Chester. Don't miss the chance to make this beautiful house your new home.

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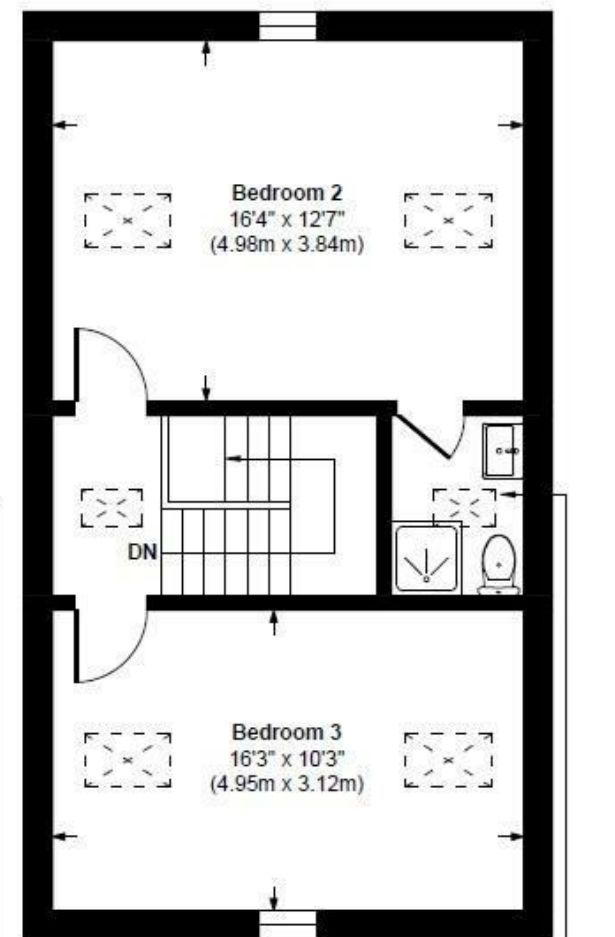
**Ground Floor**  
Approximate Floor Area  
822 sq. ft  
(76.27 sq. m)



**Bathroom**  
7'4" x 5'5"  
(2.24m x 1.65m)

**En-suite**  
5'5" x 4'7"  
(1.65m x 1.40m)

**First Floor**  
Approximate Floor Area  
493 sq. ft  
(45.80 sq. m)



**En-suite**  
6'3" x 4'7"  
(1.91m x 1.40m)

**Second Floor**  
Approximate Floor Area  
493 sq. ft  
(45.80 sq. m)

**Approx. Gross Internal Area 1,808 sq. ft / 167.87 sq. meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Hallway

A welcoming and spacious hallway featuring a modern front door with three small glass windows that allow natural light to filter through. Wood-effect flooring and solid wood doors leading to the kitchen/dining/living room, separate lounge and cloakroom. Staircase with a wooden banister ascends to the first floor.

Cloakroom

This thoughtfully designed cloakroom benefits from a compact layout with a modern white low level WC and a sleek basin set within a dark vanity unit, stylish mosaic tile splashback adds a decorative touch behind the basin. A heated chrome towel radiator completes the space, which is practical and well lit.

Lounge

16'4" x 12'6"

A bright and airy space with a modern feel with large bifold doors opening directly onto the garden, allowing plenty of natural light to flood in. Recessed ceiling lights and wall-mounted light fixtures, central heating radiator.

Kitchen/Dining/Living Room

28'6" x 24'5"

This stunning open-plan kitchen, dining, living area offers a contemporary and stylish space to cook, dine and entertain. The kitchen is fitted with sleek, dark textured cabinetry and white quartz work surfaces. It boasts integrated appliances including a double oven, gas hob with extractor above, fridge freezer, wine cooler, and microwave. The kitchen island provides additional workspace and seating with luxurious upholstered bar stools. The room benefits from multiple skylights and bifold doors which together, flood the space with natural light. Wood-effect flooring throughout, recessed LED lighting and three striking chrome pendant lights over the island add to the sophisticated ambiance.

The dining/living area towards the rear features a comfortable seating area, feature wall with an inset electric fireplace, creating a perfect spot to relax.

First Floor

The first-floor landing is light and practical with wooden banister, ceiling spotlights.

Bedroom One

16'4" x 12'7"

This generously sized principle bedroom features plush carpeting and two sets of French doors to rear elevation fitted with vertical blinds, allowing natural light to fill the room and providing direct access to a Juliette balcony. Fitted wardrobes run along one wall, offering ample storage. Central heating radiator.

Ensuite

5'5" x 4'7"

Modern and bright featuring a walk-in shower with glass door, white low level WC and vanity unit with integrated basin. Tiled walls, double glazed window to side elevation, chrome fittings and a sleek heated towel rail.

Bedroom Four

10'3" x 10'3"

A comfortable double room, double glazed window to front elevation with fitted vertical blinds, central heating radiator.

Family Bathroom

7'4" x 5'5"

Well appointed with a modern white suite including bath with glass shower screen and overhead shower, low level WC and vanity unit with basin. Tiled walls and floor, heated chrome towel radiator, double glazed window to side elevation.

Second Floor

Wooden balustrade adds warmth and character to this space leading to:-

Bedroom Two

16'4" x 12'7"

This spacious second-floor bedroom has a vaulted ceiling with two skylights and a round window, creating a bright and airy atmosphere. It features fitted wardrobes in white with a wood trim and dressing table. Central heating radiator.

Ensuite

6'3" x 4'7"

Walk-in shower, white low level WC and vanity basin unit with storage. Tiled walls, skylight window, heated towel rail.

Bedroom Three

16'3" x 10'3"

With fitted wardrobes, a skylight window, central heating radiator.

Outside

The front exterior presents a charming blend of traditional and contemporary design, featuring a brick facade with black wooden panel detailing to the upper gable. The property benefits from a paved driveway providing off-road parking for multiple vehicles with well-maintained borders of shrubs and trees. The house has multiple windows including an arched window on the first floor that adds character, and a covered porch shelters the front door, offering a warm welcome.

The rear garden is of a generous size featuring a large paved patio area ideal for outdoor seating and entertaining. Beyond the patio is a well-maintained lawn bordered by fences with mature trees providing privacy and greenery. The garden also includes a hot tub and a summer house, creating a peaceful and versatile outdoor space to enjoy throughout the year.

| Energy Efficiency 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 |                         |                                                                                       |
| England & Wales                             | EU Directive 2002/91/EC |  |









