



CHESTNUT HOUSE

Audley Crescent, Belgrave Park, Chester

Rickitt
Partnership

Modern family detached house in Belgrave Park

Detached family house ♦ Four bedrooms ♦ Two reception rooms ♦ Small conservatory ♦ Large rear garden ♦ Off road parking ♦ Detached double garage ♦ NO CHAIN ♦ EPC C

Description

A modern four bedroomed detached family home on a corner plot with a large rear garden situated within one of Chester's more favoured locations, Belgrave Park. This delightful property has two reception rooms and a small conservatory. To the outside, there is off road parking, a double detached garage and lawned garden to the front, with a large enclosed rear garden, in all the house sits in approximately just over 0.25 of an acre.

Entrance Hall

Open staircase to first floor landing. Radiator.

Cloakroom

Low level WC and hand wash basin. Frosted triple glazed window to front. Radiator.

Sitting Room

Feature fireplace with living flame gas fire. Box bay double glazed window to front. Triple glazed window to front. Double glazed sliding patio doors to rear. Two radiators. Coved ceiling.

Dining Room

Double glazed sliding patio doors to conservatory. Coved ceiling. Radiator.

Conservatory

Double glazed windows to each side, double glazed sliding patio doors and windows to rear. Tiled floor.





Kitchen

Range of wall and base units with granite work surface above and inset one and a half bowl sink with mixer tap. Neff four ring electric hob with extractor above. Space for dishwasher, space for fridge freezer. Neff electric double oven, tiled splash back. Coved ceiling. Radiator.

Utility Room

Wall and base units with maple effect work surface with stainless steel sink unit with mixer tap. Space for washing machine. Built in cupboard. Tiled splash back. Double glazed window to front. Part glazed door to side. Wall mounted gas fired boiler.

First Floor Landing

Access to loft. Built in airing cupboard housing hot water cylinder.

Bedroom One

Large triple glazed window to front. Fitted built in wardrobes. Coved ceiling. Radiator.

En Suite Shower

Walk in shower, low level WC and hand wash basin with mixer tap. Tiled walls. Frosted triple glazed window to front. Radiator.

Bedroom Three

Large triple glazed window to rear. Coved ceiling. Fitted wardrobe. Radiator.

Bedroom Four

Triple glazed window to front. Coved ceiling. Radiator.

Bedroom Two

Built in wardrobes. Large triple glazed window to rear. Coved ceiling. Radiator.

Bathroom

Bath with mixer tap, walk in shower, low level WC and hand wash basin with mixer tap. Tiled walls. Frosted triple glazed window to rear. Radiator.



Outside

The house has a lawned garden area with trees and shrubs, a brick paved driveway to the front, offering off road parking for several vehicles leading to:

Detached Double Garage.

There are two single electric operated roll over doors to the front, with entrance door and window on one side and window to the other, power and light.

The rear garden is a principal feature of this house, being a large garden for this development. The enclosed garden is mainly laid to lawn with a paved terraced area and mature trees, shrubs and well stocked borders. The house sits within approximately just over 0.25 acres.

Property Information

The council tax is band G. We understand the property is freehold, with mains water, electricity and drainage connected. Gas fired central heating and hot water.





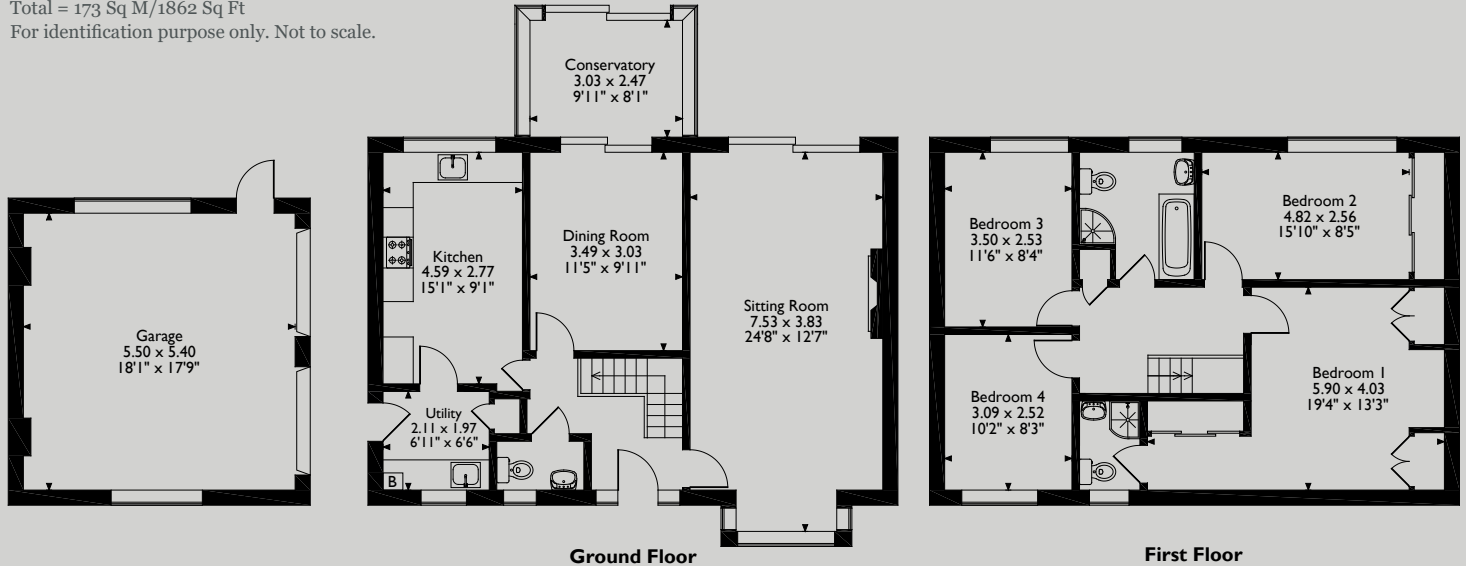
Floorplans

Main House = 143 Sq M/1539 Sq Ft

Garage = 30 Sq M/323 Sq Ft

Total = 173 Sq M/1862 Sq Ft

For identification purpose only. Not to scale.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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