



Leaders Chester City centre & Hoole are proud to present to the market this five bedroom detached family home in Upton, a popular, leafy suburb within the historical City of Chester. Located approximately two miles from the City centre, the locality provides easy access to amenities, leisure and tourist attractions, both within the immediate vicinity and beyond. One of Britain's most popular tourist attractions, Chester Zoo, is on the doorstep, as is Upton Golf Club, and further afield you will find Cheshire Oaks Designer Outlet, and the Greyhound Retail Park. For commuters, the location offers connections to both the motorway and rail networks, and is ideally placed for employees of the Countess of Chester Hospital. The property itself stands impressively on a raised plot, with plentiful off-road parking, double garage and well-tended gardens. Internally, the property flows exceptionally well from one room to another, and in brief comprises: spacious entrance hallway with feature glass wall, WC, study, dual aspect living room with access to rear garden, large kitchen/diner with integrated appliances and further access to the rear. To the first floor, there is a spacious landing leading to four double bedrooms and one single bedroom, with en-suite shower rooms to the master and second bedroom, and a family bathroom with Jacuzzi bath. To the outside, the private rear garden features a lawn and decked patio area ideal for entertaining. The property is offered with no onward chain.

Entrance Hallway

Enter through an Upvc wood effect front door into the entrance hallway with feature external glass brick wall. Parquet flooring. Double radiator. Recessed lighting. Heating control panel. Smoke alarm.

Lounge

7.90m x 4.00m Bay window to the front elevation. Parquet flooring. Wall mounted gas fire. Two double radiators. Two ceiling light fittings. Television and satellite points. Double glazed single patio door leads out onto the decked area.

Kitchen/Diner

7.30m x 6.30m An L-shaped room with to the kitchen a range of base and wall mounted units with granite work surfaces over and inset stainless steel sink with rinse basin and draining board. Double AEG Electrolux oven and AEG Electrolux 5-ring gas hob with extractor fan over. Space for American style fridge freezer. Wine racks. Double radiator. Tiled floor. Recessed lighting. Two windows to the rear elevation. To the dining area double radiator. Recessed ceiling spotlights. Continuation of tiled floor. Windows to the rear and side elevations. Double French doors lead out onto the decked patio area.

Integral Double Garage

4.80m x 4.50m Accessed from the kitchen. With up-and-over doors. Two windows to the side elevation. Shelving. Coat hooks. Base and wall mounted units with inset stainless steel sink, rinse basin, draining board and mixer tap, forming part of the utility area. Space for washing machine and dishwasher. Gas and electric meters. Upvc door with frosted glass to the rear elevation.

Downstairs WC

Suite comprising wall mounted sink with mixer tap and low-level WC. Single radiator. Towel rail. Frosted window to the front elevation.

Study Room

2.60m x 2.10m Window to the front elevation. Single radiator. Central light fitting.

First Floor Landing

Carpet to stairs. Glass balustrade with pine banister. Recessed lighting. Feature central light fitting overhanging the stairwell. Airing cupboard housing Worcester combi boiler and water tank and shelving.

Master Bedroom Suite

4.50m x 3.10m Bedroom with window to the front elevation. Access to loft.

En-suite Shower Room

2.40m x 1.70m Suite comprising corner fully tiled shower cubicle with mains connected shower and glass sliding doors, Jack and Jill sinks set in vanity unit with cupboards and shelving beneath and hot and cold wall mounted taps, low-level WC with dual flush system. Tiled floor. Feature fitted mirror. Chrome ladder style heated towel rail. Recessed lighting. Extractor fan. Frosted window to the rear elevation.

Dressing Room

With a range of wardrobes, cupboards and storage space. Single radiator.

Bedroom Two

3.80m x 2.40m Window to the rear elevation. Built-in wardrobes. Central light fitting. Carpet.

En-suite Shower Room

Suite comprising fully tiled shower cubicle with mains connected shower, hand rail and glass sliding doors, wall mounted sink with mixer tap, low-level



Bedroom Five
3.30m x 2.30m Window to the rear elevation. Central light fitting. Loft access. Telephone socket and television aerial point with space for wall mounted television. Carpet.

Family Bathroom
Suite comprising P-shaped tiled bath with mixer shower over and glass shower screen, wash hand basin with chrome mixer tap over set in vanity unit providing cupboard space and low-level wc. Fitted

WC. Heated towel rail. Extractor fan. Recessed lighting. Frosted window to the rear elevation.

Bedroom Three
4.00m x 2.90m Window to the front elevation. Built-in wardrobes. Central light fitting. Carpet.

Bedroom Four
3.90m x 3.30m Window to the rear elevation. Built-in wardrobes. Double radiator. Central light fitting. Carpet.





mirror. Chrome ladder style heated towel rail. Two-tone fully tiled walls. Inset ceiling spotlights. Tiled floor. Window to the front elevation.

Outside

The front boundary has a low sandstone wall with two brick built columns providing access to the driveway, which is laid to flags, and gives access to the integral double garage. There is a lawn area with various mature shrubs and gates to both sides of the property lead through to the rear. The left-hand side gate opens onto a flagged path which wraps around the property and the boundary is defined by the continuation of the low sandstone wall with wooden fencing atop. With lawn, a variety of mature shrubs and small corner patio area. The decked patio area accessed from the kitchen/diner has in-built solar lighting, has space for patio furniture and provides a private aspect. Outside water supply.

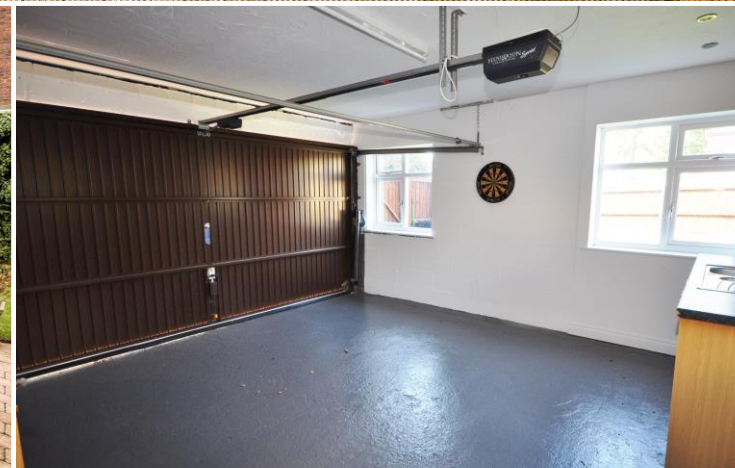
Local Authority – Cheshire West and Chester Council

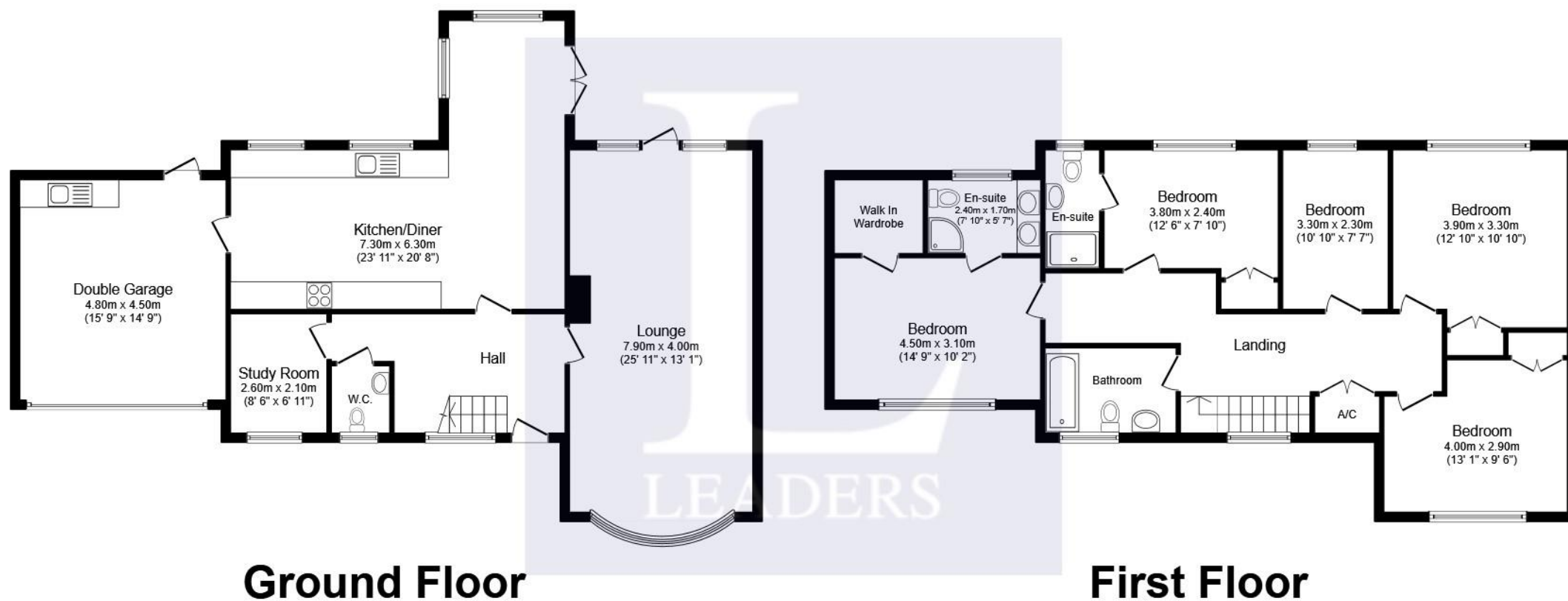
Council Tax Band – G (this may be subject to change)

EPC Rating - C

Sales Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.





City centre office: 30 Lower Bridge Street, Chester CH1 1RS
 Hoole office: 13 Charles Street, Hoole, Chester CH2 3AZ
 T: 01244 349999 E: chester@leaders.co.uk W: leaders.co.uk