

HUMPHREYS

ESTATE & LETTING AGENTS



25 HAREBELL CLOSE, HUNTINGTON,
CHESTER, CH3 6RT

£535,000

5 BEDS | 2 BATHS | 3 LIVING

SALES

e: chestersales@humphreysofchester.co.uk

t: 01244 401100

WWW.HUMPHREYSOFCHESTER.CO.UK



Unique property within Huntington- beautifully presented and intelligently extended detached home with spacious living accommodation set across two floors, parking and an excellent location.

COMMENT FROM SAM JOHNSON OF HUMPHREYS
 "Attention to detail. Three crucial words in the world of property, delivered in abundance in this super individual home.

If quality of finish and layout is important to you, then you will definitely admire this impeccable one off detached house, located in a great position at the head of the Close and enjoying doorstep walks into the Caldry Valley Nature Park which is located just a minutes walk away. You also have excellent amenities within walking distance, notably Sainsburys supermarket.

The house has been lovingly updated and extended and whilst retaining the original dwelling, has been so radically transformed that the overall finish is that of a high grade new build, right down to new carpets being laid. The thought and detailing in every aspect is so impressive.

Layout is the key to this house - an excellent arrangement with four reception rooms makes it ideal for family life. And to give the house a really cozy feel, the all important living room has



been kept separate to the main living area as well as further reception room which could be continued to be used as a study or would make a great children's play room. The kitchen is of a great finish and has two sets of French doors leading to the landscaped garden. At first floor level there are five bedrooms the principle of which is a real notable size and features en-suite as well as separate family bathroom.

With loads of quality touches and the clear sense of a craftsman who has loved creating this house, 25 Harebell Close is a house that evokes a warm feeling and great atmosphere from the moment you walk through the door. I anticipate a lot of market interest.

For a personal description of the development or to book a viewing appointment, please contact myself of the office".

ROOMS LAYOUT AND DIMENSIONS

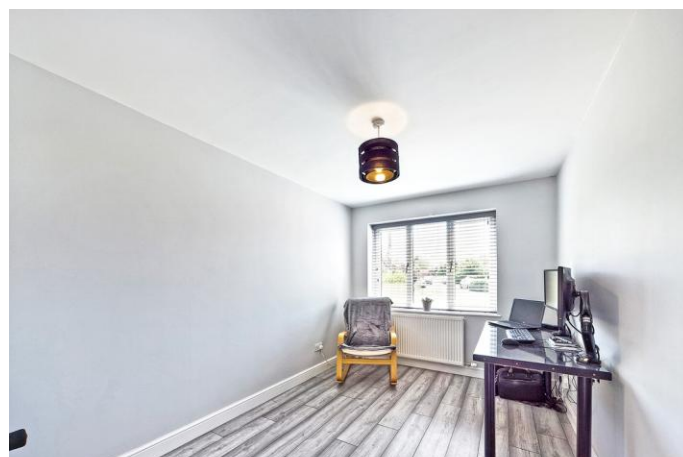
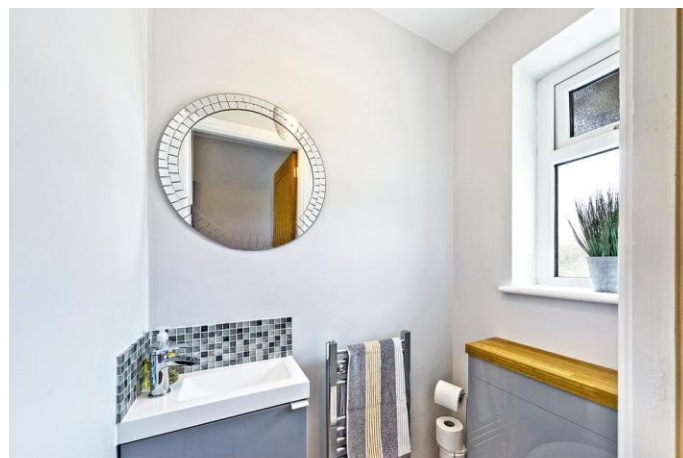
Please refer to the floor plan.

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

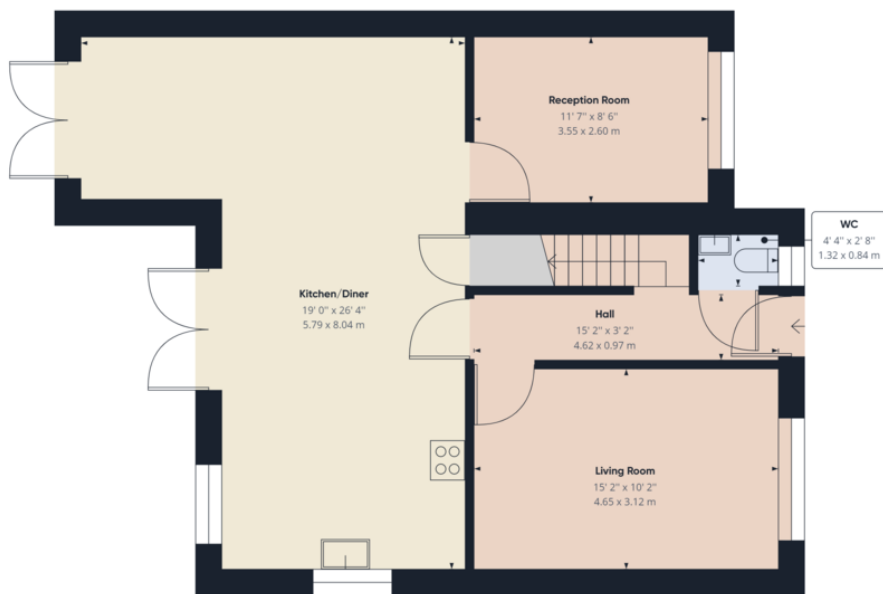
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.











Ground Floor

Approximate total area⁽¹⁾
 733.59 ft²
 68.15 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	81
(55-68) D		

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