



# TIMBERS

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CHRISTLETON



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Recently named a 'picture-perfect' spot in the Sunday Times list of best places to live in the North West, discover high-quality, easy flow living at Timbers.

Secure, electric double gates open to reveal a golden gravel driveway with substantial parking available for around nine cars. Step out of the car, serenaded by birdsong in this quiet, peaceful plot, where lawn fringes the home to the front, embellished by a pretty blossom tree. A garage has ample storage for gym equipment, bikes and gardening essentials.

## A WARM WELCOME

Make your way to the canopy covered front entrance, offering a practical and stylish arrival home.

Part glazed, to invite light in, step through to the entrance hall, a broad, bright area where Karndean flooring runs underfoot. Sleek, modern and stylish, there is also an embracing warmth about Timbers that is instantly tangible upon arrival.

Turning to the left, dressed in greys and cream carpet, arrive at the first of four potential bedrooms at Timbers. With peaceful views out over the private front garden, through windows fitted with blinds, this spacious double bedroom also contains a large, mirrored wardrobe.



## VERSATILE LIVING

Next door, bedroom four currently serves as an indulgent dressing room. Karndean flooring extends underfoot, with fitted shelving and rails offering an abundance of storage. Light flows in through a large window fitted with blinds. A flexible, versatile home, this room could happily serve as a bedroom, dressing room, playroom or study, dependent upon your needs.

Next door freshen up in the spacious bathroom. Fully tiled underfoot and to the lower part of the walls, shades of grey and white offer a soothing ambience. Enjoy a relaxing soak in the bath, fitting with retractable handheld showerhead attachment. Blinds are fitted to the window for privacy, with a wash basin with vanity unit storage and a WC also available alongside a large, walk-in shower with drench head.



## REST & RELAX

Across the way, light filled living entreats from the sumptuously styled sitting room. Three windows, fitted with blinds for comfort, draw the daylight in. Spacious enough for two sofas and side tables, snuggle up and watch a movie, by the comfort of the flickering real-flame, modern, glass-fronted electric wall-mounted fire. Throughout each room, admire the high-quality finish demonstrated in the light fittings, flooring, sockets, switches and finer details.

To the right of the sitting room, bedroom three is serenely set overlooking the rear garden. Carpeted in cream, this good-sized bedroom has ample room for a double bed, side tables and more.

## FLEXIBLE ROOMS

Across the way, ascend the stairs before arriving at the landing, where storage is available within the eaves. Continue through into the master suite where plush grey carpet extends underfoot providing toe-sinking comfort on winter mornings.

Fitted with a television opposite the bed, light streams in through Velux windows, fitted with pull down blinds. Refresh and revive in the ensuite, furnished with a bath, vanity unit wash basin and WC and tiled throughout in grey; enjoy leisurely soaks beneath the starlight streaming in through the Velux window overhead.

Flexible and versatile, retain this as your guest suite for visitors, or dedicate it as an upstairs playroom for the children. This home simply moulds itself to the requirements of those within the protection of its well-built walls. There is further potential to extend further into the attic to create additional rooms.





## THE HEART OF THE HOME

Returning downstairs, make your way through to the showstopping hub of the home: the open-plan, modern family dining-kitchen.

Large grey-white tiles extend underfoot, gleaming beneath the spotlighting. Plentiful storage is available within the abundance of cupboard and drawer units which are found above and below the cream granite worktops, currently housing a Neff freestanding fridge-freezer, which slots seamlessly within the cabinetry, large Rangemaster cooker with gas hob and electric oven, a second Neff fridge, dishwasher and small Neff combi microwave oven within the substantially sized central island. Chat and pour a drink at the breakfast bar and enjoy the sociable element of this kitchen design as dinner is prepared.

Dine looking out over the landscaped garden, where bifold doors unfurl to create a seamless flow between indoors and out, ideal for entertaining. Electric fitted blinds provide perfect privacy.

Also connecting to the garden is the utility room, where further storage and a second sink is available. Plumbing is available in here for a washer-dryer and there is also access to the downstairs cloakroom and WC



*“There is just such a lovely feel about this location. I spend a lot of the time looking out in the garden. There’s a lot of wildlife.”*



## SOAK UP THE SUNSHINE

From the kitchen, step out onto the decking - the perfect place for your patio furniture. To the left, the current owners have a hot tub, ideal for enjoying a glass of bubbles beneath the stars. Birdsong provides the soundtrack to your hazy days of relaxation in the summer sunshine, as the decking steps down to a vast area of lawn. There is ample potential to develop this lush, low maintenance garden, with space for borders, bedding plants and raised planters. Mature hedging ensures you are not overlooked.



## OUT IN THE VILLAGE

Christleton, described in the Sunday Times' article as an 'aspirational version of a traditional village' offers peaceful living on the outskirts of Chester.

Enjoy the balance of rurality, with walks aplenty on the doorstep, whilst retaining the easy transport links into Chester and beyond.

A conservation area, wildlife and the countryside surroundings play a big part in Christleton's appeal, ideal for dog owners, with walks on the doorstep in abundance, and perfect for families, with a number of schools close by including Christleton Primary School, Christleton Pre-School and Christleton Academy - all within walking distance.

Stroll out to your friendly local pub, the Ring O' Bells, pick up a cup of coffee from The Mud Life Café, or head into Waverton, just a mile down the road and sample the inns and hostleries there. All the shops and amenities, including Sainsbury's are only two-minutes' away.

Only five-minutes from the city centre by car; you can also walk into Chester along the canal. Connectivity is a key part of Christleton's appeal, surrounded by farmer's fields and tranquility, yet only two-minutes from the M53 motorway and its links to the M56, making Manchester, Liverpool and North Wales all easily accessible.

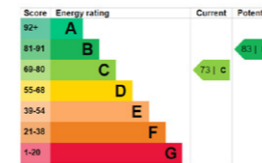


*"You feel in the countryside but well connected."*





Illustration for identification purposes only, measurements are approximate, not to scale. (ID850962)



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## FINER DETAILS:

- Freehold
- Council tax band E
- Highly desirable location
- Stylish and contemporary high specification finish
- Electronically operated gated entrance with video intercom system
- CCTV
- 4 bedrooms
- Large driveway up to 9 cars

# TIMBERS

CHRISTLETON

*presented by*

CURRANS

*unique homes*



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