

CHANGING HOME



14 Pentland Close | Vicars Cross | Chester | CH3 5PF

£375,000

A very spacious well appointed 5 bedroom 2 bathroom modern semi detached home within a cul-de-sac in popular Vicars Cross. The property has superb landscaped gardens to 3 sides and an excellent large timber cabin which could be put to a variety of uses . There are 3 reception rooms and ample parking to make this an ideal home for a family.

Property Description

LOCATION

The property is set within a cul-de-sac in the heart of popular Vicars Cross. Local shops and public houses are within a short walk. The highly regarded local Primary School and playing fields are also close at hand. Access to the main road network is simple. Chester City Centre is within a short walk and well served by public transport.

HALL

Accessed via a UPVC front door and with wood effect laminate floor.

LIVING ROOM

16' 2" x 11' 8" (4.93m x 3.56m) With a coal effect fire, radiator and UPVC double glazed window. Coved ceiling and under stairs cupboard.

DINING ROOM

8' 5" x 7' 6" (2.57m x 2.29m) With tiled floor, UPVC double glazed patio doors to the rear garden. Radiator.

SITTING ROOM

12' 2" x 10' 9" (3.71m x 3.28m) With UPVC double glazed window and radiator.

KITCHEN

14' 0" x 9' 2" (4.27m x 2.79m) min. With an extensive range of floor, wall and display units. 1 1/2 bowl stainless steel sink unit. 5 ring gas hob with oven and grill below and stainless-steel extractor hood over. Tiled floor and partly tiled walls. Integral fridge, freezer and dishwasher. Radiator, spotlights and 2 UPVC double glazed windows.

UTILITY ROOM

6' 9" x 4' 6" (2.06m x 1.37m) With space for a washing machine and tumble dryer.

CLOAKROOM

With a white suite of a WC and wash hand basin. Tiled floor, radiator and extractor fan. Frosted UPVC double glazed window.

LANDING

With access to the loft space. Over stairs cupboard.

BEDROOM 1

12' 3" x 10' 3" (3.73m x 3.12m) into wardrobes. With fitted



wardrobes to one wall. Radiator and UPVC double glazed window.

EN-SUITE

7' 3" x 3' 9" (2.21m x 1.14m) With a white suite of a WC, shower cubicle and wash hand basin on a vanity unit. Tiled walls and fully tiled floor. Heated towel rail. frosted UPVC double glazed window.

BEDROOM 2

10' 10" x 8' 6" (3.3m x 2.59m) With a radiator and UPVC double glazed window.

BEDROOM 3

10' 6" x 8' 6" (3.2m x 2.59m) With a radiator and UPVC double glazed window.

BEDROOM 4

10' 4" x 6' 5" (3.15m x 1.96m) plus alcove. With a radiator and UPVC double glazed window.

BEDROOM 5

7' 5" x 6' 2" (2.26m x 1.88m) With a radiator and UPVC double glazed window.

BATHROOM

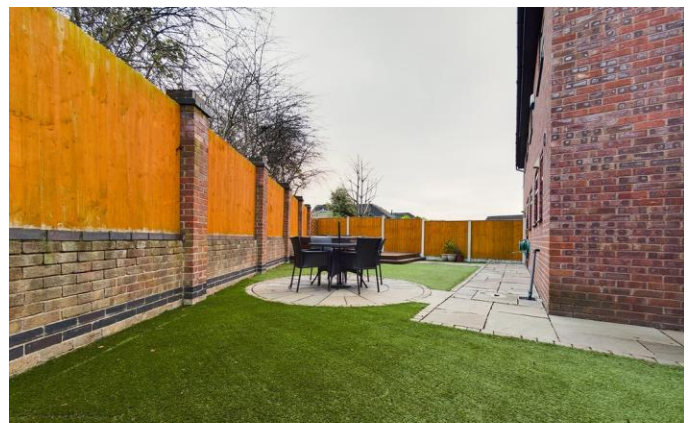
5' 5" x 6' 2" (1.65m x 1.88m) With a white suite of a WC, wash hand basin on a vanity unit and paneled bath with shower and screen. tiled walls, wood effect laminate floor, and frosted UPVC double glazed window.

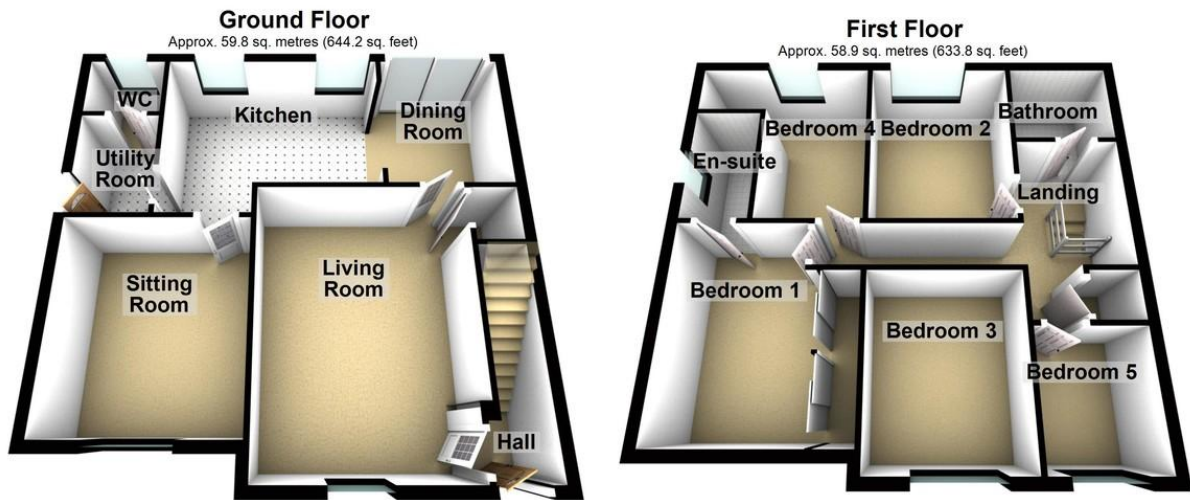
THE CABIN

11' 6" x 15' 0" (3.51m x 4.57m) A very large timber cabin sits at the side of the property. Currently used by the owners as a cinema and bar but with many other potential uses. The cabin has power, lights, windows, door to the side and double doors at the rear.

OUTSIDE

There are superb, landscaped gardens to 3 sides of the property. To the front is a lawn and a precast parking area and drive. A large timber gate leads to the side of the property where the cabin is found along with a shed and stone paved area. The rear garden is relatively private and is fenced has stone paved patios, areas of artificial lawns and decked area with a hot tub. Also, an outside tap.





Total area: approx. 118.7 sq. metres (1278.0 sq. feet)

for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

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Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

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