

CHANGING HOME



Whites Meadow | Great Boughton | Chester | CH3 5SR

£425,000

A superbly appointed 4 bedroom 2 bathroom detached modern family home. Set in the heart of hugely popular Great Boughton.

Hall, large lounge, kitchen/diner and cloakroom. 4 bedrooms, en-suite and bathroom. garage and ample parking. Attractive gardens to side and rear. Early viewing a must.

Property Description

LOCATION

The property sits in the heart of very popular Great Boughton within a short walk of Bishops High School and Sainsburys superstore. Chester City Centre is a short drive away and is well served by public transport. Access to the main road network and A55 is simple. There are local shops close by in Boughton.

HALL

Accessed via a composite front door and with a coved ceiling and wood effect laminate floor.

LIVING ROOM

15' 10" x 12' 0" (4.83m x 3.66m) With a feature fireplace and timber mantle. Coved ceiling, radiator and UPVC double glazed double doors to the side. UPVC double glazed window to the rear. Fitted shelves and store units.

KITCHEN/DINER

21' 8" x 11' 7" (6.6m x 3.53m) With a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. 4 ring gas hob with stainless steel extractor hood over. Integral oven and grill. Recessed spotlights, wood effect laminate floor and partly tiled walls. Space for a dishwasher. UPVC double glazed window to the front and UPVC double glazed door to the side. Double glazed patio doors to the garden.

CLOAKROOM

With a white WC and wash hand basin. Wood effect laminate floor, radiator and UPVC double glazed frosted window. Built in cupboard with space for a washing machine.

LANDING

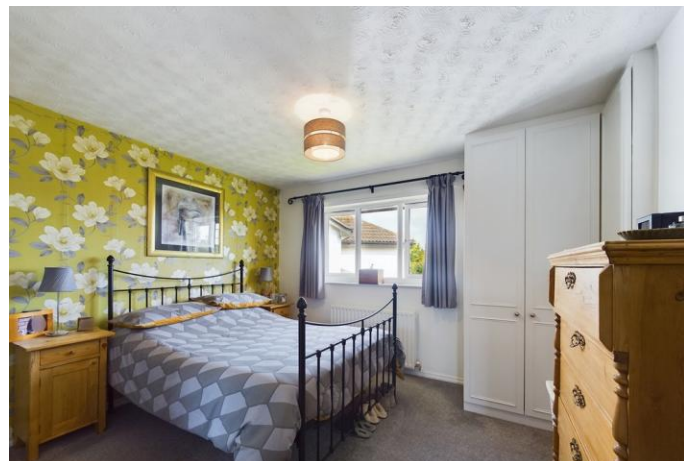
With loft access.

BEDROOM 1

11' 6" x 10' 0" (3.51m x 3.05m) plus alcove. With fitted wardrobes, radiator and UPVC double glazed window.

EN-SUITE

With a white suite of a WC, wash hand basin and shower



cubicle. Tiled walls. Frosted UPVC double glazed window and heated towel rail.

BEDROOM 2

11' 7" x 8' 5" (3.53m x 2.57m) plus wardrobes. With built in wardrobes, radiator and UPVC double glazed window.

BEDROOM 3

9' 6" x 8' 7" (2.9m x 2.62m) With UPVC double glazed window and radiator.

BEDROOM 4

8' 7" x 9' 6" (2.62m x 2.9m) With UPVC double glazed window and radiator.

BATHROOM

6' 3" x 6' 0" (1.91m x 1.83m) With a white suite WC, wash hand basin and paneled bath with shower and screen, Partly tiled walls, radiator and UPVC double glazed frosted window.

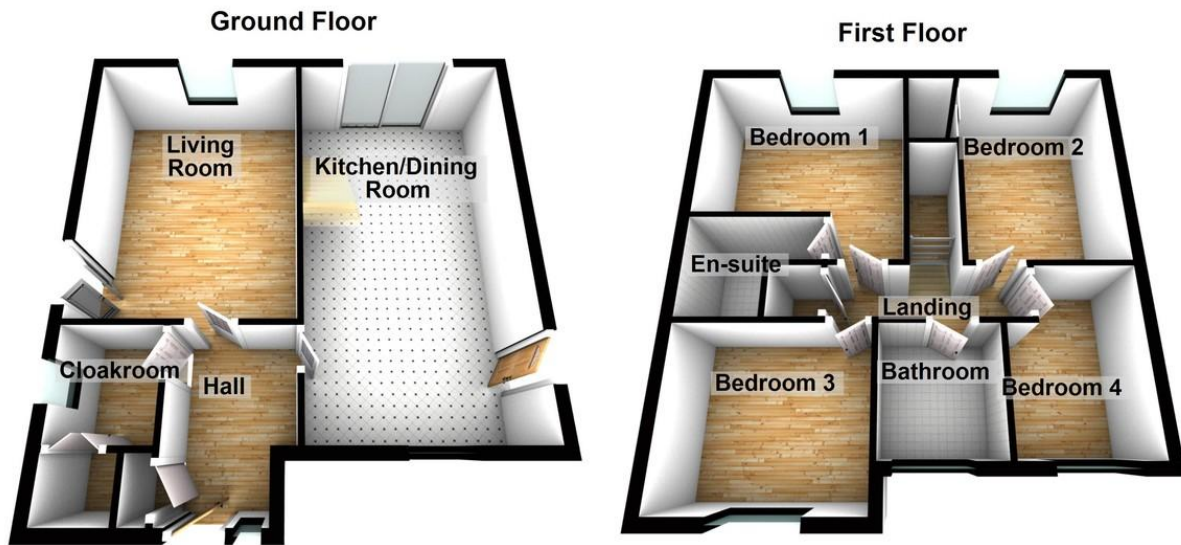
GARAGE

With a pitched tiled roof and up and over door.

OUTSIDE

To the front is a block paved parking area and small lawn. A gate leads to the side of the property which has a very private patio area and car charging point. There is also a door into the garage. The rear garden has a patio, lawn, decked area and further gate to the other side of the property.





for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

E

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

Contact Details

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Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 86 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements