

HUMPHREYS

ESTATE & LETTING AGENTS



23 REEVES ROAD, GREAT BOUGHTON,  
CHESTER, CH3 5RT

£290,000

3 BEDS | 0 BATHS | 0 LIVING

SALES

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An extended three bedroom semi-detached home in the popular Chester area of Great Boughton, lying to the eastern side of the city, within catchment of revered schooling for primary and secondary education and close to an excellent range of amenities.

The property benefits from a single storey extension to the rear creating a dining room from the breakfast kitchen and there are French doors from this room leading out to the rear garden. Benefiting from a replacement bathroom suite during our client's tenure, the property has gas central heating and uPVC double glazing is installed. The area is particularly popular with families and there is easy access in and out of Chester city itself with the property being well positioned close to the major road networks. Off-road parking is provided via a private paved driveway and this leads to an excellent-sized garage, over 22ft in length.

The accommodation comprises: Entrance hall with wood effect laminate flooring and staircase off to the first floor; living room, with curved bay window to the front window and double doors linking through to the breakfast kitchen, itself featuring a range of Shaker style units with some integrated appliances, work surfaces and breakfast bar overhang and opening through to the dining room extension.

On the first floor, there are three bedrooms, the principal





bedroom benefiting from some fitted bedroom furniture. Completing the accommodation is a bathroom with a modern white suite.

Small gardens lie to the front and rear, with the rear garden being laid to block paving with borders, well enclosed by timber fencing.

### **LOCATION**

Situated in Great Boughton, Reeves Road offers a convenient and sought after location, being within 10 minutes travelling distance away from Chester city centre and also offering ease of access to a parade of local shops which lie close by including a Co-operative convenience store, with good local schooling within walking distance available at nursery, primary and secondary level. Ease of access is afforded to the outer ring road with its links to the A55 and M53/M56 motorway network.

### **ACCOMMODATION**

with approximate room sizes, briefly comprises:-

#### **ENTRANCE HALL**

with uPVC double glazed leaded light stained glass door with accompanying sidelight window, radiator, wood effect laminate flooring, staircase off to the first floor accommodation.

#### **LIVING ROOM**

15'7" into bay x 10'2" increasing to 13' (4.75m x 3.1m) The principal reception area to the home with uPVC double glazed bay window to the front aspect, raised and recessed living flame gas fire with wooden mantel and surround, two radiators, coved ceiling, wood effect laminate flooring, double doors through to breakfast kitchen.

#### **BREAKFAST KITCHEN**

16'4" x 7'11" (4.98m x 2.41m) with a fitted range of Shaker style wood effect laminate fronted units with decorative fitments, tiled splashbacks, roll top work surfaces with breakfast bar overhang, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, inset stainless steel four ring gas hob with concealed extractor over, built-under electric oven and grill, plumbing for washing machine, wall mounted Worcester 28si gas combination boiler, tiled flooring, uPVC double glazed window to rear aspect, uPVC double glazed door with leaded light stained glass pane providing external access, radiator, under stairs cupboard, opening through to dining room.

#### **DINING ROOM**

10'2" x 8' (3.1m x 2.44m) Being an extension to the home with continuation of the tiled flooring from the kitchen, uPVC double glazed French doors, further window to side aspect.

#### **FIRST FLOOR LANDING**

with panelled balustrade, loft access, uPVC double glazed



window with leaded light stained glass pane.

### **BEDROOM ONE**

13'7" x 10' (4.14m x 3.05m) The principal bedroom with a range of fitted wardrobes and drawer units, radiator, uPVC double glazed window to front aspect.

### **BEDROOM TWO**

10'3" x 10' (3.12m x 3.05m) with uPVC double glazed window to rear aspect, radiator.

### **BEDROOM THREE**

7'10" x 6' (2.39m x 1.83m) with uPVC double glazed window to front aspect, radiator.

### **BATHROOM**

7'4" x 5'11" (2.24m x 1.8m) with a modern white suite comprising cubed panelled shower bath with accompanying shower screen and thermostatic shower unit over, low level WC and pedestal wash hand basin, tiling to shower area with half tiled walls thereafter, recessed ceiling lights, extractor unit, curved heated towel rail, uPVC double glazed window with decorative pane.

### **EXTERNALLY**

The property benefits from a private driveway laid to paving which runs alongside the home leading to the garage. To the front there is a small lawned garden being low wall and fence enclosed. There is a canopy over the entrance door into the home and timber fencing with a gate leads to the rear.

The rear garden is low maintenance in nature, laid to block paving with borders. There is lighting, a water tap and personnel door access into the garage.

### **GARAGE**

22'6" x 9'7" (6.86m x 2.92m) Notable in size, it features an up and over door, window to the side, power and lighting.

### **TENURE**

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

### **DIRECTIONS**

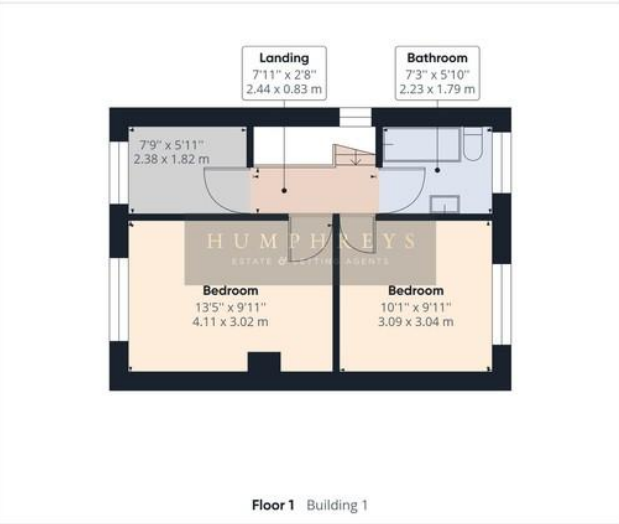
Proceed out of Chester along Boughton, passing Waitrose on the left hand side before bearing right at the gyratory system at Bill Smith Motors, before bearing left proceeding along Christleton/Whitchurch Road. Proceed along Christleton Road as it becomes Whitchurch Road before turning right at The Peacock public house. Proceed down Heath Lane before taking the second left hand turning onto Becketts Lane. Proceed past the primary school before taking the second available left hand turning onto Reeves Road where the property will be found on the left hand side clearly marked by our Humphreys of Chester



For Sale notice.

### **VIEWING**

By prior appointment with Humphreys of Chester on (01244) 401100.



**Approximate total area<sup>(1)</sup>**  
1032.61 ft<sup>2</sup>  
95.93 m<sup>2</sup>

**Reduced headroom**  
10.55 ft<sup>2</sup>  
0.98 m<sup>2</sup>



(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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**





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