

HUMPHREYS

ESTATE & LETTING AGENTS



21 THE ACORNS, UPTON,  
CHESTER, CH2 1JL

Offers Over £550,000

4 BEDS | 3 BATHS | 3 LIVING

SALES

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A most spacious Four double bedded family-sized home located within the highly desirable and popular location of Upton. The Acorns is a post-millennial development of modern homes positioned off Caughall Road and close to a wide range of local amenities and excellent transport links. The property is positioned on an enviable corner plot, with a generous private driveway to front which leads to the garage and features gardens to the front, side and rear. Viewing is highly encouraged!

There is a generous footprint on offer within the property, with the ground floor featuring three independent reception rooms in addition to the Kitchen-Diner. The Living Room is the largest of these rooms, being well proportioned and enjoying access to the rear garden by its set of French Doors. There is a Dining Room, which is another good-sized room and positioned across the Hall is the Office, a room offering front and side aspects, perfectly ticking the 'work from home' box on many a buyers' checklist. The Kitchen-Diner features an upgraded Kitchen suite boasting stylish, quality appointment with granite work surfacing and upstands and breakfast bar overhang. The Kitchen benefits from further storage available to the under stair cupboard as well as the Utility Room which features further fitted units and work surfacing and plumbing/space for appliances.

The first floor landing provided access to all four bedrooms, all



of which are double rooms. Bedrooms One and Two are generous in size, with built-in wardrobes observed in both, as well as En-suite facilities. The En-suite Bathroom to Bedroom One is a most spacious room containing a four itemed suite which comprises separate shower tray and screen door, bath with tiling over, wash hand basin with drawer unit below and a low level WC. There is also the Family Bathroom located off the landing which serves the remaining bedrooms.

Externally, there are gardens to three sides, with the front being predominantly laid to lawn with a collection of mature trees which carry TPO status. There is gated access to the side, with a paved path leading alongside the home to the rear garden, where there is a patio seating area and a further lawned section of garden with stocked borders. There is a personnel door access to the attached garage, which offers good storage space and is accessed by an up and over door to front.

The property is connected to all mains services and features GCH.

### LOCATION

The Acorns is a development of modern style homes situated just off Caughall Road in the highly regarded district of Upton, enjoying an array of quality local amenities including small local shopping facilities and schooling for nursery, primary and secondary education, making it one of Chester's most popular family areas. Access onto the M53/M56 motorway networks is also convenient and Upton-by-Chester Golf Course is also close by as is Bache Railway Station with its direct link to Liverpool.

### DIRECTIONS

Proceed out of Chester along the A5116 Liverpool Road, continuing across two mini roundabouts to the large roundabout at the junction with Countess Way. Continue straight across this roundabout turning immediately right at the traffic lights into Mill Lane. Continue along Mill Lane over another mini roundabout into Heath Road to the traffic lights. At the traffic lights continue straight across into Caughall Road and take the first right into The Acorns where the property will be observed immediately on the right hand side.

### ACCOMMODATION

with approximate room sizes, briefly comprises:-

#### HALL

11' 6" max x 9' 11" max (3.51m max x 3.02m max)

#### WC

5' 3" x 3' 6" (1.6m x 1.07m)

#### LIVING ROOM

22' 7" x 11' (6.88m x 3.35m)

#### DINING ROOM

11' 9" x 8' 5" (3.58m x 2.57m)

#### OFFICE

11' 5" x 7' 5" (3.48m x 2.26m)



**KITCHEN DINER**

17' 4" x 11' 11" max (5.28m x 3.63m max)

**UTILITY ROOM**

7' 2" x 5' (2.18m x 1.52m)

**LANDING**

9' 7" x 8' 6" (2.92m x 2.59m)

**BEDROOM ONE**

20' 8" max x 12' 1" (6.3m max x 3.68m)

**EN-SUITE BATHROOM**

10' 7" x 10' 1" (3.23m x 3.07m)

**BEDROOM TWO**

12' 7" x 11' 4" (3.84m x 3.45m)

**EN-SUITE SHOWER ROOM**

5' 9" x 5' 5" min (1.75m x 1.65m min)

**BEDROOM THREE**

12' 5" x 11' 2" (3.78m x 3.4m)

**BEDROOM FOUR**

10' 6" x 8' 9" (3.2m x 2.67m)

**BATHROOM**

7' 10" max x 6' 8" (2.39m max x 2.03m)

**GARAGE**

17' 8" x 10' 4" (5.38m x 3.15m)

**EPC RATING**

Awaited

**TENURE**

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

**COUNCIL TAX**

Cheshire West and Chester Council - Band F

**VIEWING**

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

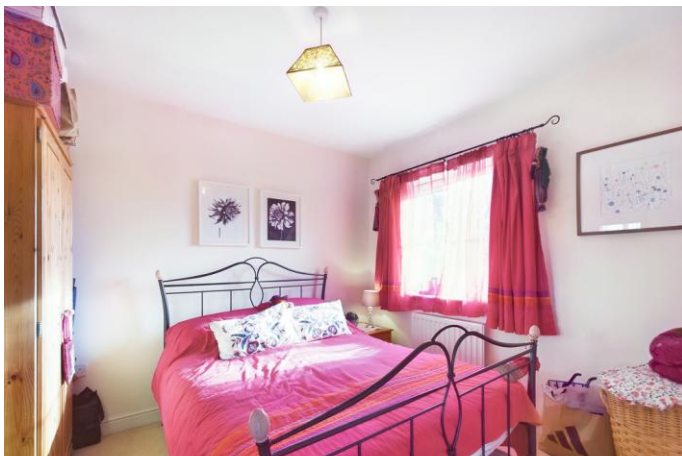
1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



Floor 1

Approximate total area<sup>1</sup>  
1911.79 ft<sup>2</sup>  
177.61 m<sup>2</sup>

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.

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