

**Little Heath Road,  
Chester**  
**OFFERS OVER**  
**£425,000**





Nestled in the heart of the picturesque Christleton village, this charming three-bedroom cottage seamlessly blends the allure of a country retreat with contemporary comforts. Lovingly renovated, Stepside Cottage invites you into a world where traditional charm meets modern sophistication.

As you step through the front door you immediately notice how bright the cottage is enhanced by the large floor tiles that flow through the hall into the huge living space.

The open-concept living space effortlessly connects the living room, dining area, and kitchen, creating a fluid environment for both relaxation and entertainment. The many windows bathe the interior in natural light, illuminating the cottage's characterful features.

The living room is bright and spacious and features a log burner with exposed brick surround. The kitchen, a focal point of the home, boasts shaker style units with granite countertops integrated with classic farmhouse charm – the central island being a stunning addition. The adjacent dining area sets the stage for family dinners and intimate gatherings.

In addition to the living space is a separate utility room and w.c, the utility also providing access to the rear





courtyard.

Upstairs there are three bedrooms. The primary and second bedroom both offering much space, with bedroom three currently utilised as a study. The family bathroom boasts a four-piece suite with a luxury roll top bath being a noticeable feature.

Externally the property features a low maintenance rear courtyard that can also be used as an off-road parking space, plus with its central location, the duck pond and local amenities - including the independent coffee shop Koww, and the award-winning pub Ring O Bells are all on your doorstep.

Stepaside Cottage offers the perfect balance between rural living and urban convenience; close to nearby countryside and only a 10/15 minute drive to the city centre.

Contact us today to arrange a viewing

#### FINER POINTS

- \* Charming three bedroom cottage
- \* Contemporary throughout
- \* In the heart of sought after village
- \* Close proximity to Chester city centre

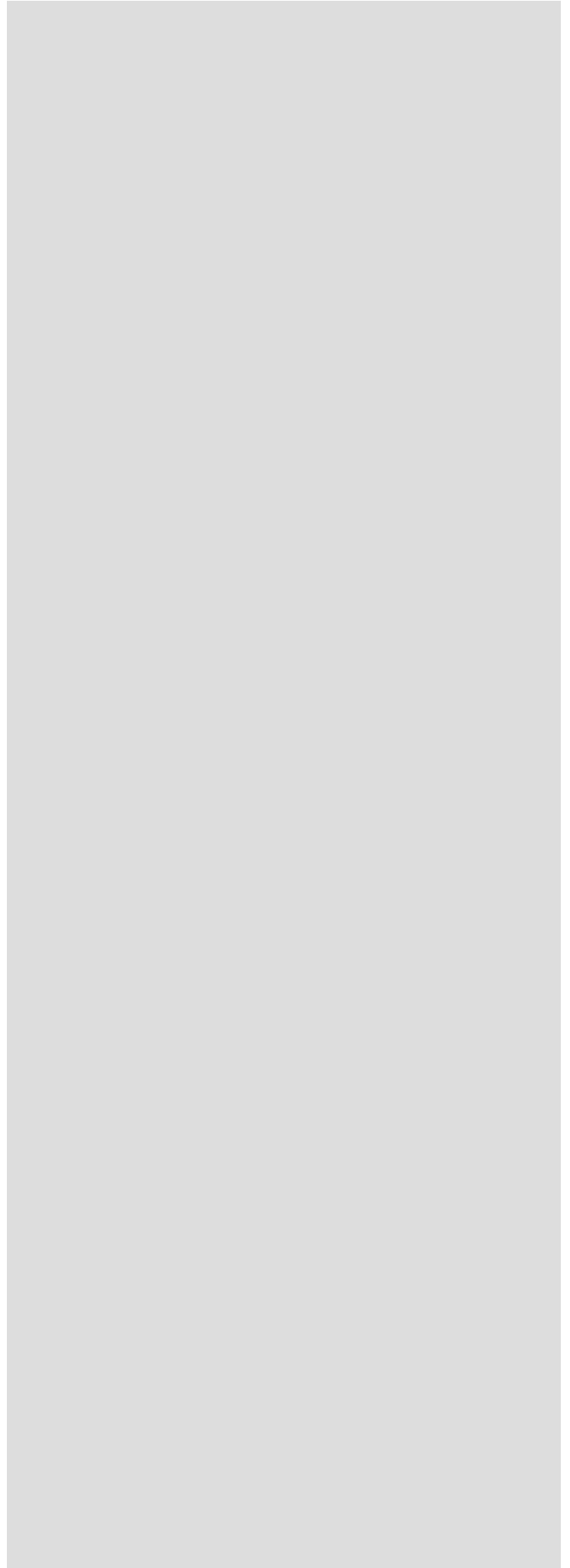
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

**Tenure:** Freehold

**Local Authority:** Cheshire West and Chester

**Council Tax:** Band E

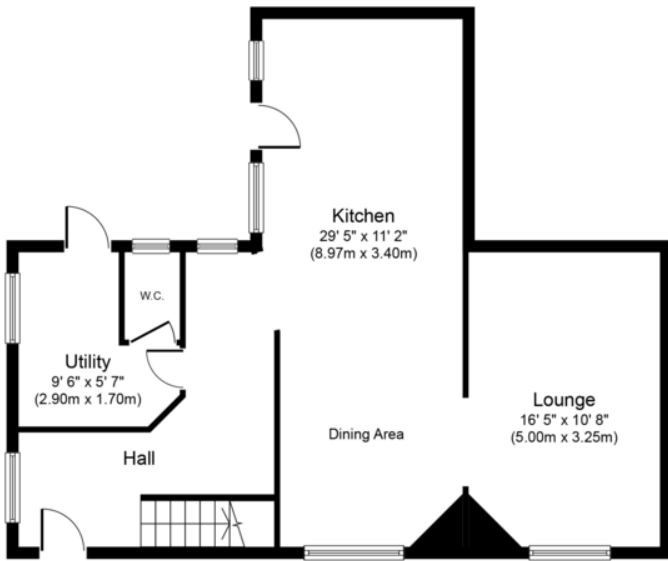
**Viewings:** By appointment only



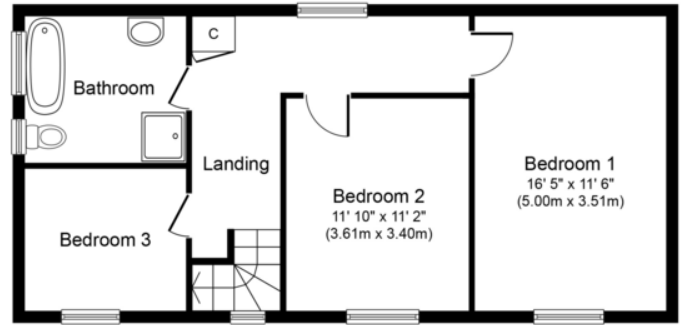








**Ground Floor**  
**Approximate Floor Area**  
**732 sq.ft.**  
**(68.0 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**587 sq.ft.**  
**(54.5 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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