

CURRANS  
*homes*



**3 Fortis Way,  
Chester CH4 7GA**

**Offer Over £660,000**





Boasting spacious living areas, four generously proportioned bedrooms, and a host of luxurious features, 3 Fortis Way is the epitome of modern comfort and style.

Set in an enviable spot in the new Kings Moat development, the property is approached by a large driveway adjoined by a front lawned garden. Entering into the bright long hallway you are greeted with porcelain plank tiling that flows through to the kitchen and utility room, the living room is set to the right and is of most notable size, with the aspect enjoying a view of the front garden.

Further to the rear is the huge open plan kitchen/diner featuring a range of wall, drawer and base units, high-end appliances and plenty of countertops – a beautiful Silestone worktop. French doors open to the garden creating a seamless flow between the indoors and outdoors from the dining area. Adjacent to the kitchen is a separate utility room, equipped with laundry facilities, providing convenience and also separate access to the rear garden.

The ground floor accommodation is also features a spacious study/home office and a w.c. - not to mention access to the double garage with an integral door.

Upon arriving at the first floor you are immediately greeted with some surprising space - the long hallway that is flooded with light from the window. The master bedroom and the second bedroom both feature en-suite bathrooms with antico flooring and fitted wardrobes. The additional bedrooms are equally spacious and bathed in natural light and accompany the large family bathroom.











The loft is also boarded with ladder access.

The west facing garden space is substantial, with beautiful non-slip porcelain tiles that border the well-maintained lawn and flow to an inviting patio seating area. There is additional lighting around the lawn and garden, not to mention external power sockets our clients have installed.

With a spacious double garage, you'll have ample room for parking your vehicles or creating a workshop space or home gym - the space is there for whatever suits your needs. Additional power points have been placed around and there is an internal charging point for electric vehicles.

Situated just a stone's throw from Chester city centre, the property is also in close proximity to the prestigious King's School, the business park and transport links to Manchester, Liverpool and North Wales making it a sought-after location.

This remarkable four-bedroom detached modern new build home offers a luxurious and contemporary accommodation. With spacious interiors, four double bedrooms, en-suite bathrooms, and a host of modern amenities, it provides the perfect backdrop for a comfortable and stylish lifestyle. The double garage and well-maintained garden add to the convenience and appeal of this outstanding property. If you're seeking a modern, spacious, and well-designed family home then contact us today to view 3 Fortis Way







# Finer points

- \* Substantial detached family home
- \* Four double bedrooms, two with en-suite
- \* Large kitchen - diner
- \* Beautiful interiors
- \* Solar panels to rear
- \* Double garage

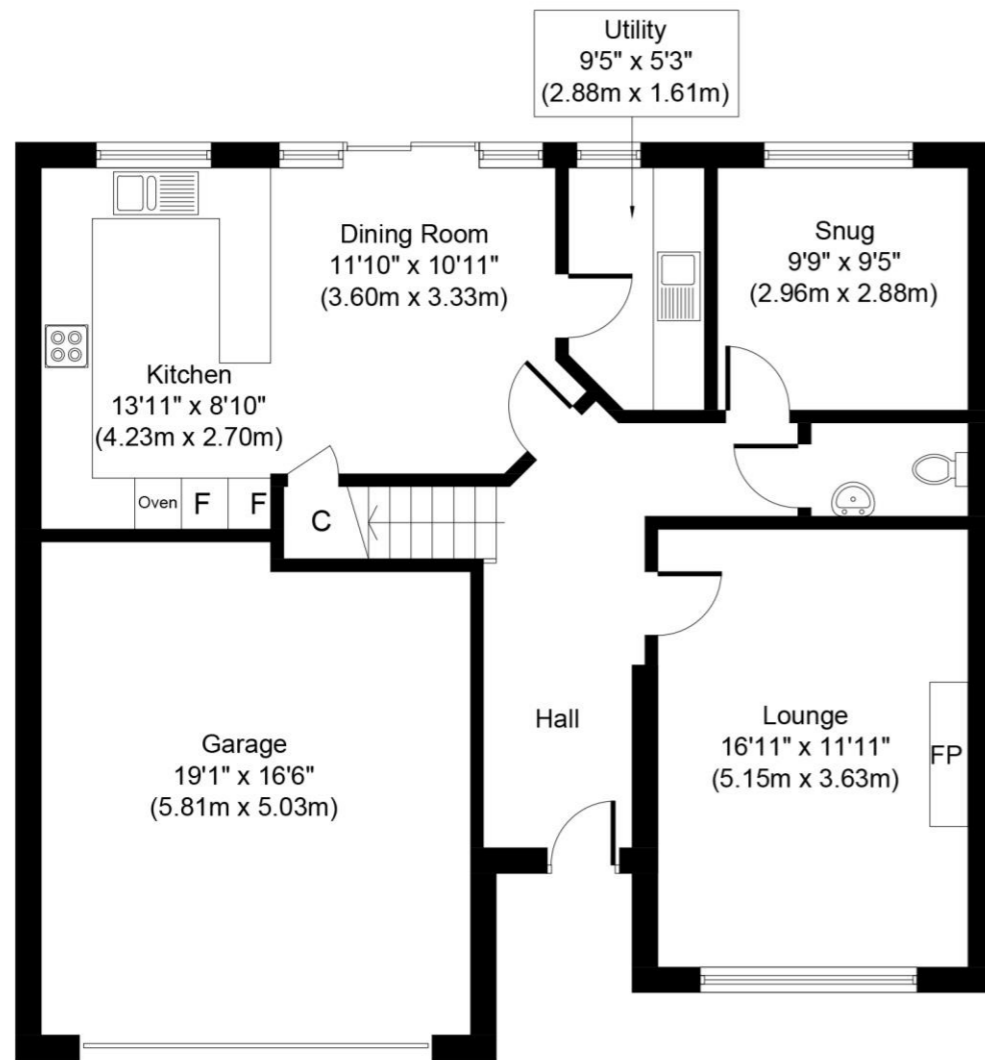
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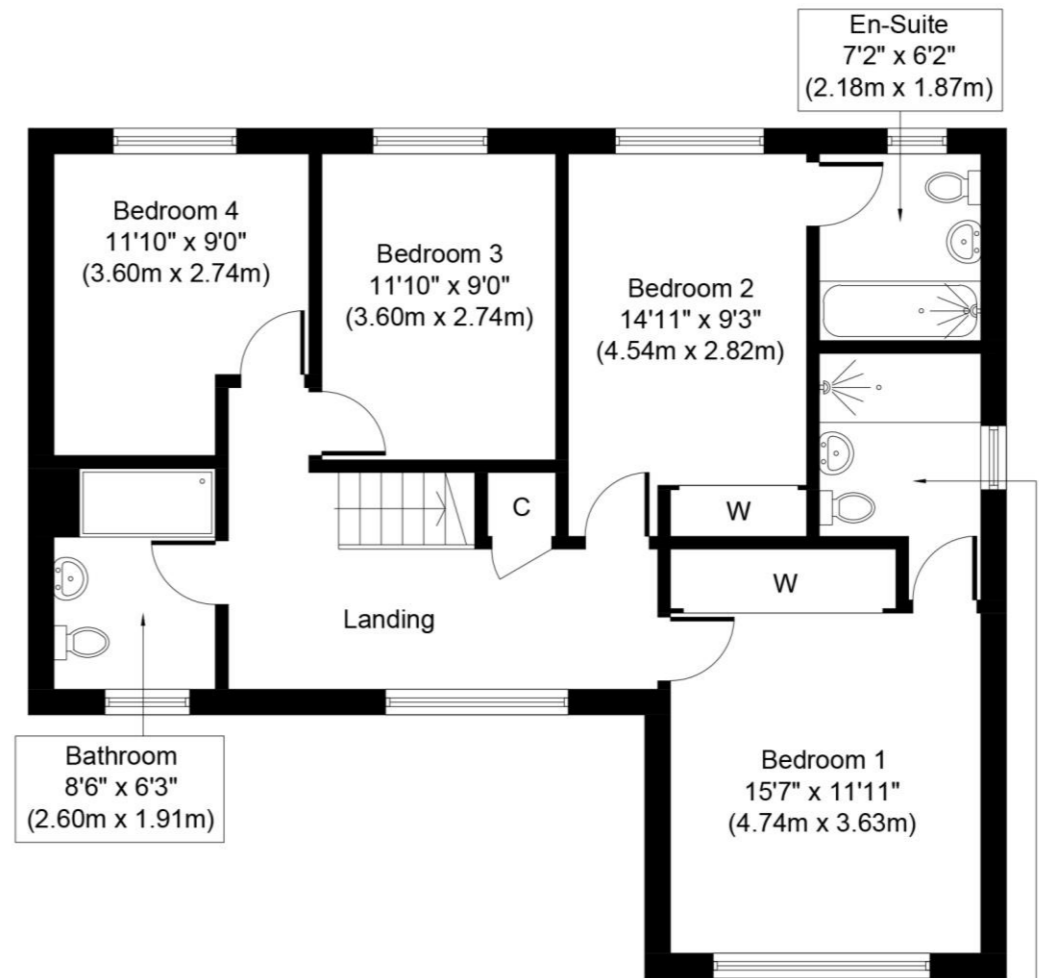
Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







**Ground Floor**  
Approximate Floor Area  
1113 Sq. ft.  
(103.4 Sq. m.)



**First Floor**  
Approximate Floor Area  
861 Sq. ft.  
(80.0 Sq. m.)

**En-Suite**  
9'7" x 6'6"  
(2.91m x 1.98m)

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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Caption

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