

# CHANGING HOME



Thornhill Close | Broughton | Chester | CH4 0FB

£315,000

A beautifully maintained three bedroom, two bathroom detached family home. Spacious throughout and benefiting from a study, excellent conservatory and utility room. Driveway parking and private rear garden. The property is ideally positioned for local amenities. Viewing highly recommended!

## Property Description

### LOCATION

The property is set within a cul-de-sac in popular Broughton. Broughton's local shops Broughton Retail Park and Airbus is within a short walk. Access to the A55 is simple with Chester City Centre and Chester Business Park a short drive away.

### PORCH AND HALL

Accessed via a composite front door and with wood effect laminate floor and frosted UPVC double glazed window.

### LIVING ROOM

13' 10" x 10' 5" (4.22m x 3.18m) With UPVC double glazed window, wood effect laminate floor and radiator.

### DINING ROOM

9' 7" x 8' 3" (2.92m x 2.51m) With double glazed patio doors into the Conservatory. Radiator and wood effect laminate floor.

### CONSERVATORY

12' 5" x 9' 5" (3.78m x 2.87m) With a tiled roof and recessed spotlights. UPVC double glazed windows and door. Radiator and tiled floor.

### STUDY

11' 1" x 7' 10" (3.38m x 2.39m) With loft access, radiator and UPVC double glazed window.

### KITCHEN

14' 6" x 9' 6" (4.42m x 2.9m) max With a range of fitted floor and wall units. Single drainer sink unit. Bosch 4 ring gas hob with stainless steel extractor over. Bosch oven and grill. Integral dishwasher. Radiator, tiled floor and UPVC double glazed window.

### CLOAKROOM

With a white suite of a WC and wash hand basin. Radiator, partly tiled walls, tiled floor and frosted UPVC double glazed window.

### UTILITY ROOM

7' 11" x 5' 10" (2.41m x 1.78m) Accessed via a door at the side of the property and with fitted floor and wall units. Sink unit. Space for a washing machine and tumble dryer. Extractor fan.

### LANDING

With built in cupboard housing a Worcester combi boiler. Loft access.





### **BEDROOM 1**

12' 6" x 9' 10" (3.81m x 3m) and 8' 0" x 4' 6" (2.44m x 1.37m) With radiator and UPVC double glazed window. Ceiling fan and light. Fitted wardrobes.

### **EN-SUITE**

7' 11" x 5' 9" (2.41m x 1.75m) With a white suite of a WC, wash hand basin on a vanity unit and walk in shower cubicle. Heated towel rail, extractor fan and tiled walls. Frosted UPVC double glazed window.

### **BEDROOM 2**

13' 9" x 8' 2" (4.19m x 2.49m) max. With 2 UPVC double glazed windows and radiator. Over stairs cupboard built in.

### **BEDROOM 3**

8' 10" x 6' 9" (2.69m x 2.06m) With storage recess, radiator and UPVC double glazed window.

### **BATHROOM**

6' 7" x 6' 2" (2.01m x 1.88m) With a white suite of a WC, wash hand basin on a vanity unit and paneled bath with shower and screen. Heated towel rail, extractor fan, tiled floor and tiled walls. Frosted UPVC double glazed window. recessed spotlights.

### **OUTSIDE**

With a brick paved parking area to provide ample parking at the front. A gate leads to the side with a tap and outside power point. The rear garden has a stone paved patio, artificial lawn and neatly kept borders.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
107.37 m<sup>2</sup>

(1) 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.

GIRAFFE360

## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

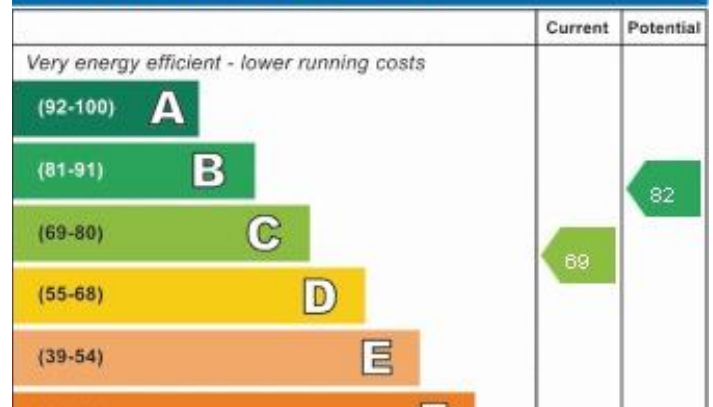
If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

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## Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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