

PENNY CROFT

BOUGHTON



SWINLEY HEY VIEW

BOUGHTON



ASTLE COTTAGE

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Dreaming of the comfort and convenience of a brand-new home within walking distance of Chester's bars, boats, boutique shops and schools?

Modern day living awaits at Penny Croft, Swinley Hey View and Astle Cottage, Bachelors Lane, three handsome homes nestled in a private development of just four properties; each with its own large garden and off road parking.



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EXCLUSIVE DEVELOPMENT

Tucked away at the end of no-through-road Bachelors Lane, these homes enjoy a private, peaceful setting, belying their proximity to all the amenities of both Boughton and Chester, which are within walking distance. Designed by renowned local construction company creating seamless living with flawless attention to detail awaits within.

Park up and make your way to the anthracite grey, modern front door where a window panel delivers light through into the entrance hallway.

EASE OF LIVING

Safe and secure, each home in the Bachelors Lane development is fitted with an integrated fire. An Air Source Heat Pump serves the underfloor heating throughout the downstairs, and central heating radiators on the first floor.

Underfoot, soft grey wood-effect flooring extends with inset spotlighting overhead. Stash your coat and shoes in the handy storage cupboard within the cloakroom, furnished with vanity unit wash basin and WC.

Light-filled living awaits in the lounge, carpeted in grey and with a feature chandelier centrally set overhead, alongside additional spotlighting. A blind-fitted bay window frames views to the front, with plenty of socket points for televisions and phone chargers.





FOLLOW THE FLOW

From the sanctuary of the lounge, experience the contemporary comforts of the wow-factor, open-plan kitchen-dining room.

Lightly-toned flooring continues through from the entrance hallway into the kitchen, where stone-coloured cabinetry offers ample storage - with plenty of cupboards and drawers. Integrated appliances include an induction hob with overhead extractor hood, oven, undermounted sink, fridge, freezer, washing machine and dishwasher. Cleverly zoned, the room flows into a dining area, with access out to the paved patio and garden via bifolding doors.



AND SO TO BED

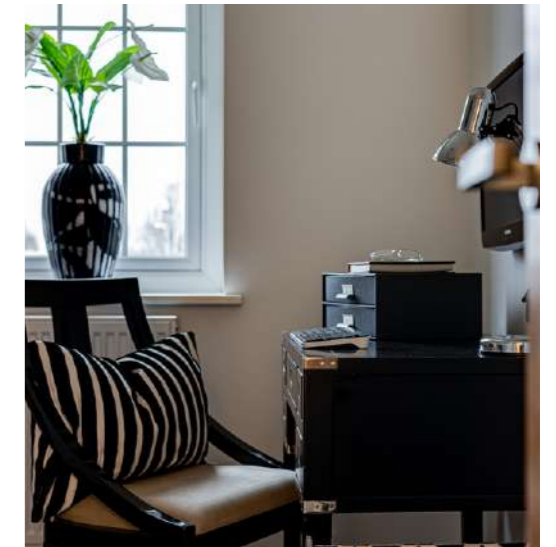
Make your way up the carpeted stairs, emerging on the broad, bright landing, where doors lead off to several bedrooms and a family bathroom.

Dressed in minimal, contemporary shades of white and grey, discover each of the three bedrooms; bedroom three perfectly sized to serve as a home office or nursery.

With plenty of room in bedroom two for a double bed, wardrobe and drawers, this home is ideal for professional couples, those embarking upon life as a new family and also those seeking elegant, new-build living on the cusp of the city.

Refreshment awaits in the family bathroom, fully tiled to the walls and furnished with a fitted unit WC and wash basin with vanity unit storage and heated mirror above. There is also a heated chrome towel radiator and large bath with overhead shower.

Light grey carpet flows out underfoot in the main bedroom, a spacious and serene room with large windows inviting daylight in. Freshen up in the private ensuite, served by walk-in shower with rainfall head and handheld attachment, vanity unit wash basin, chrome heated towel radiator, demisting mirror and WC.





ON YOUR DOORSTEP

Outside, the sunny garden includes a large patio, perfect for dining and alfresco entertaining. There is also a rectangular lawn beyond for the enjoyment of children and four legged friends. Fully fenced, this secure and safe garden is ideal for all the family.

Privately situated, tucked away at the end of no-through-road Bachelors Lane, this exclusive development of homes is ideal for those seeking to enjoy the attractions of the town and city from a semi-rural, peaceful setting.

Just a short walk away, head into Boughton, where you can find a good selection of shops including an Aldi, butchers, Co-op, hairdressers, medical centre, Post Office and Waitrose, in addition to a handful of local pubs.

Families are ideally placed, with Bishops Blue Coat Secondary School nearby, meanwhile, Chester city centre is also on your doorstep, home to the award winning independent King's School (and Queen's School).

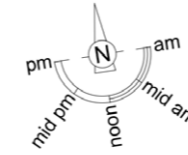
Browse the shops along the ancient Rows, take in a show at The Storyhouse, or indulge your sweet tooth at one of Chester's many fine restaurants and cafes. From days out at The Roodee, one of the oldest racecourses in the world, and strolls along the banks of The River Dee, where you can find Chester rowing club, so much is waiting to be enjoyed just a walk away from home.

Commuting is convenient, with excellent road and rail links nearby providing connections to Warrington, Liverpool, Manchester, North Wales, London and beyond.

Experience the ease and convenience of new build living, in an exclusive setting on the cusp of Chester, at Bachelors Lane.

PENNY CROFT

BOUGHTON

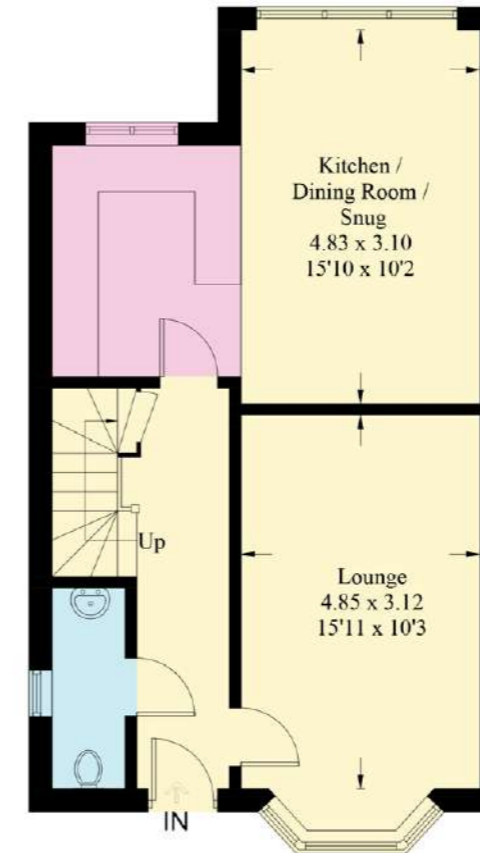
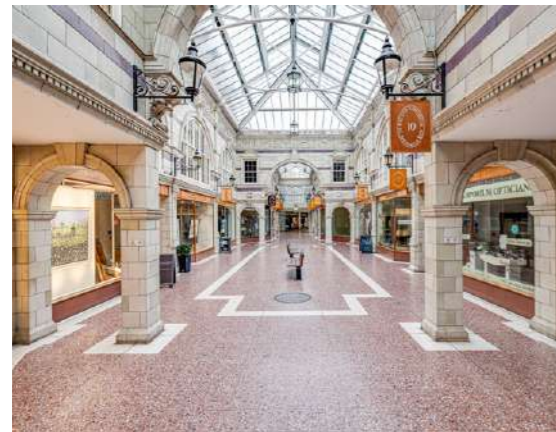


Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft

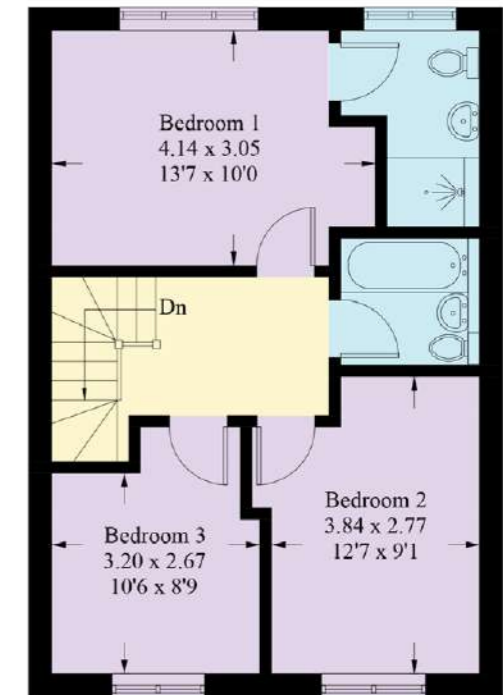
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FINER DETAILS

- Freehold
- Underfloor Heating
- Intergrated appliances
- Private Garden
- Off road parking



Ground Floor

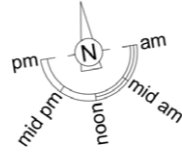


First Floor

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SWINLEY HEY VIEW

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Ground Floor

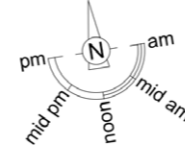
First Floor

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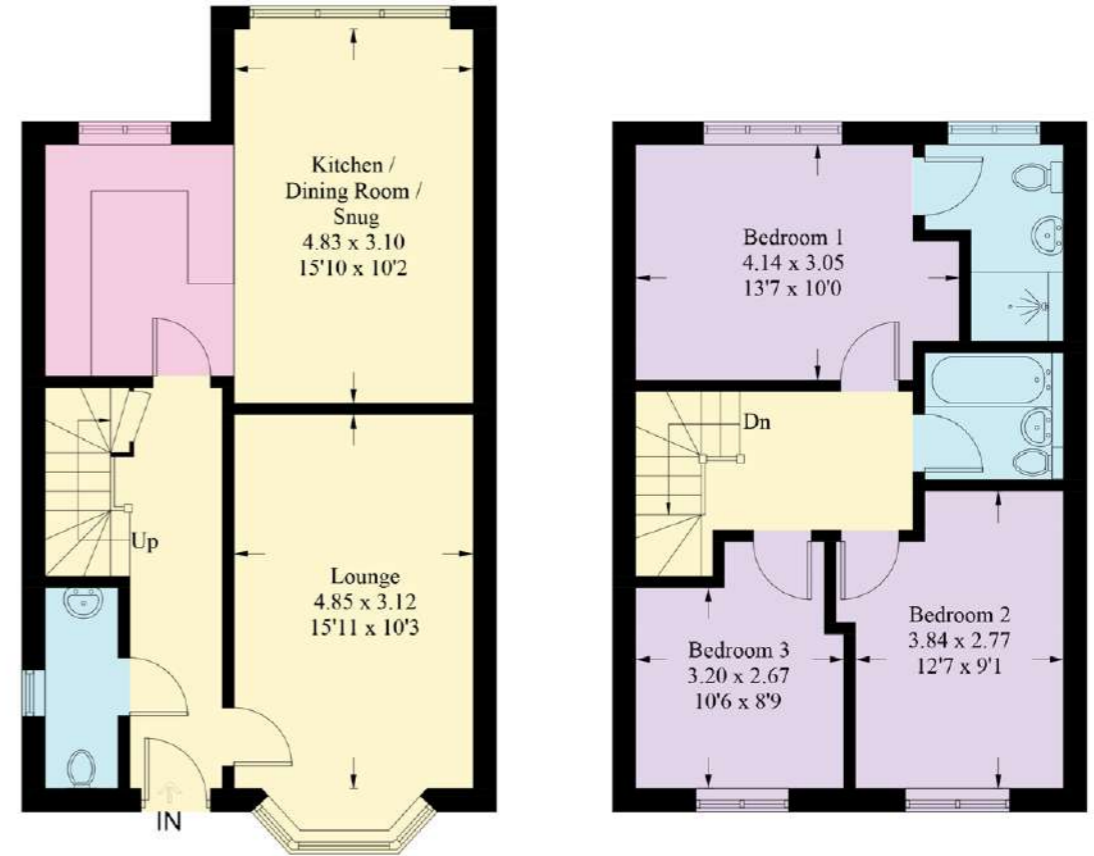
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Ground Floor

First Floor

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WHAT3WORDS: exam.hoot.union

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