

CHANGING HOME



6 Peach Field | Great Boughton | Chester | CH3 5RF

£295,000

A well appointed, attractive two bedroom modern detached bungalow with conservatory to the rear set within a most popular cul-de-sac in Great Boughton. The bungalow has a garage, ample parking, lawn to front and small low maintenance rear garden. UPVC double glazed. NO ONWARD CHAIN.

Property Description

LOCATION

The property sits in a small cul-de-sac just off Adder Hill in the heart of very popular Great Boughton within a short walk of Bishops High School and Sainsburys Superstore. Chester City Centre is a short drive away and is well served by public transport. Access to the main road network and A55 is simple. There are local shops close by in Boughton.

HALL

Accessed via a UPVC double glazed front door. With a radiator, built in store cupboard presently housing a tumble dryer. Loft access.

LOUNGE/DINER

16' 1" x 10' 6" (4.9m x 3.2m) With a UPVC double glazed window to the side. Attractive contemporary gas fire. Coved ceiling and radiator. Double doors to the Conservatory.

CONSERVATORY

14' 1" x 10' 4" (4.29m x 3.15m) With 2 wall light points, tiled floor and UPVC double glazed windows and double door to the rear garden.

KITCHEN

9' 4" x 8' 7" (2.84m x 2.62m) With a range of fitted floor and wall units. 1 1/2 bowl sink unit. Integral oven and grill. Hob with extractor over. Space for a washing machine and fridge/freezer. Wall mounted boiler and recessed spotlights. UPVC double glazed window.

BEDROOM 1

11' 0" x 10' 6" (3.35m x 3.2m) Fitted double wardrobes. UPVC double glazed window and radiator.



BEDROOM 2

8' 6" x 7' 11" (2.59m x 2.41m) Fitted double wardrobes. UPVC double glazed window and radiator. Wood effect laminate floor.

BATHROOM

6' 3" x 5' 6" (1.91m x 1.68m) A most attractive modern bathroom suite in white within a wet room with fully tiled floor and walls. WC, wash hand basin on a vanity unit and shower with built in tiled stool. Frosted UPVC double glazed window, heated towel rail, extractor fan and recessed spotlights.

GARAGE

A semi detached single garage with pitched tiled roof. Electric up and over door, power and light.

OUTSIDE

To the front is a block paved drive and parking area for 2 to 3 cars. Also a lawn with well stocked borders. A gate leads to the side and a bin store area and then to the rear which has raised well stocked borders and a raised patio with shed.





Tenure

Freehold

Council Tax Band

C

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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		

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