

# CHANGING HOME



Hough Green | Chester | CH4 8JW

£600,000

An exceptional family home in the heart of sought after Hough Green with a large most attractive south facing rear garden immediately adjacent to and overlooking Westminster Park.

The property has been extended and now has 4 double bedrooms, 3 bathrooms and a superb kitchen/breakfast room at it's heart. Early viewing recommended.



## Property Description

### LOCATION

The property is set in the heart of in sought after Hough Green. There is a lovely rear aspect to the property with Westminster Park being immediately to the back of the property. The park itself has many facilities such as croquet lawn, bowls lawn and cricket field. A short walk away is Grosvenor Bridge that brings you over the River Dee and past the Racecourse into Chester City Centre. Access to Chester Business Park, Handbridge and the main road network is simple.

### HALL

Accessed via a composite front door with two full length frosted UPVC double glazed window. Timber floor, radiator and understairs cupboard.

### LIVING ROOM

19' 11" x 10' 11" (6.07m x 3.33m) With UPVC double glazed windows to the side and front. Deep coved ceiling and radiator. Gas fire.

### DINING ROOM

15' 1" x 10' 5" (4.6m x 3.18m) With double glazed patio doors to the rear. Radiator and coved ceiling.

### KITCHEN/BREAKFAST ROOM

20' 0" x 10' 11" (6.1m x 3.33m) max. A stunning dual purpose room is the centrepiece of the property and consists of an extensive range of fitted floor and wall units with granite worktops and 1 1/2 bowl stainless steel sink unit within. Induction hob with extractor hood over. Neff microwave, oven and grill. Wine cooler and dishwasher. Large integral fridge. Recessed spotlights and tiled floor. UPVC double glazed trifold doors to the rear garden

### UTILITY ROOM

With a quarry tiled floor. 1 1/2 bowl stainless steel sink unit. Fitted floor and wall units. Wall mounted combi boiler and radiator. Space for a freezer, washing machine and tumble dryer. Door to the rear garden.

### CLOAKROOM

With a white WC and wash hand basin. Tiled floor and partly tiled walls. Extractor fan, radiator and glass brick window.

### BEDROOM 4

10' 2" x 8' 7" (3.1m x 2.62m) plus doorway. With UPVC double glazed window, vertical radiator and wood effect laminate floor.



### EN-SUITE

With a white suite of a WC, wash hand basin and large shower cubicle. Tiled floor and fully tiled walls. Frosted UPVC double glazed window. Recessed spotlights, heated towel rail and extractor fan.

### LANDING

With UPVC double glazed window to the rear and loft access.

### BEDROOM 1

6' 4" x 4' 1" (1.93m x 1.24m) and 8' 9" x 11' 11" (2.67m x 3.63m) and With UPVC double glazed windows to front and rear. Radiator.

### EN-SUITE

With a white suite of a WC, wash hand basin on a vanity unit and shower cubicle. Tiled walls, recessed spotlights, heated towel rail and frosted UPVC double glazed window.

### BEDROOM 2

16' 10" x 10' 11" (5.13m x 3.33m) With built in cupboard, radiator and UPVC double glazed window.

### BEDROOM 3

10' 11" x 9' 4" (3.33m x 2.84m) With fitted wardrobes, radiator and UPVC double glazed window.

### BATHROOM

7' 8" x 5' 4" (2.34m x 1.63m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Tiled walls. Recessed spotlights, heated towel rail and frosted UPVC double glazed window.

### STORE ROOM

Accessed via an electronic up and over door the store room is the front section of what was originally an attached garage. There is a sink, power and light.

### OUTSIDE

To the front is a lawn, neat borders and long tarmac drive to provide ample parking. Also an electric car charging point. gates on either side of the property lead to the attractive rear garden which is south facing and backing onto Westminster Park. there is a patio, large lawn and outside tap.





Total area: approx. 154.8 sq. metres (1666.5 sq. feet)

for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

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