

# CHANGING HOME



Toll Bar Road | Chester | CH3 5QU

£395,000

A beautifully presented, most spacious three bedroom family home with useful newly converted loft room situated in the highly desirable village of Christleton. The property in brief: Porch, hall, W/C, lounge, open plan kitchen/dining/living area, garage, three bedrooms, loft room and bathroom. Landscaped garden with excellent home office. Viewing highly recommended!

## Property Description

### LOCATION

The property is set just to the east of Chester on the edge of sought after Christleton village and within catchment for both Christleton High School and primary school. Access to the main road network is simple. Chester City Centre is a short drive away and well served by public transport. Sainsbury's superstore is within a short walk.

### PORCH

Timber doors leading to composite UPVC front door.

### HALL

15' 5" x 5' 10" (4.72m x 1.78m) With UPVC composite door & frosted panel glass windows, UPVC window to side of property, useful understairs storage cupboard, engineered oak flooring and radiator.

### W/C

4' 9" x 2' 4" (1.46m x 0.73m) With W/C, wash hand basin with vanity unit, partly tiled walls, tiled flooring and UPVC window to side of property.

### LOUNGE

14' 0" x 11' 5" (4.27m x 3.49m) With gas powered wood burning stove, radiator and UPVC bay windows.

### KITCHEN/DINING/LIVING AREA

21' 7" x 16' 6" (6.59m x 5.03m) A superb multi-purpose room. The fabulous kitchen area is fitted with a range of contemporary units with a vast amount of storage, the centre island has a breakfast bar area and fitted wine chiller. Cleverly configured utility cupboard provided space for a washing machine & tumble dryer. Engineered oak flooring, 2x stylish tall radiators, UPVC windows, UPVC single door leading to side of property and UPVC French door leading to the rear.

### LANDING

8' 9" x 3' 1" (2.67m x 0.95m) With UPVC window.

### BEDROOM ONE

13' 10" x 11' 5" (4.24m x 3.48m) With UPVC bay window and radiator.

### BEDROOM TWO

12' 5" x 11' 4" (3.80m x 3.46m) With UPVC, storage cupboard housing combi-boiler and radiator.



### BEDROOM THREE

7' 11" x 5' 10" (2.43m x 1.80m) With UPVC window & radiator.

### LOFT ROOM

13' 5" x 13' 2" (4.09m x 4.03m) Recently converted attic room with 3x UPVC velux windows, storage within the eaves and radiator.

### BATHROOM

7' 10" x 5' 11" (2.40m x 1.82m) With W/C, wash hand basin with vanity unit, P shaped bath with shower over, partly tiled walls, tiled flooring, heated towel rail, extractor fan and UPVC frosted windows.

### GARAGE

20' 2" x 9' 0" (6.15m x 2.75m) Timber frame garage currently used as a gym with power and lighting.

### GARDEN OFFICE

10' 9" x 8' 9" (3.30m x 2.68m) Excellent home office at the back of the rear garden, laminate flooring, UPVC window and French doors.

### OUTSIDE

To the front is a large driveway which provides ample parking, the driveway leads to a detached wood framed garage which has power and lighting. The beautifully landscaped low maintenance garden has been designed superbly with artificial lawn, decked patio, an elevated patio area with a covered gazebo area. To the rear side of the property is a patio area with sheds and door leading to timber garage. Excellent purpose built garden office with power.





## Tenure

Freehold

## Council Tax Band

D

## 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+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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