

CHANGING HOME



Treetops Old Warren | Broughton | Chester | CH4 0EG

£620,000

A superbly appointed and most substantial 4 bedroom detached family home with large and most attractive landscaped gardens to the rear. The property has ample parking and double garage and is set within a semi rural spot but within easy reach of the A55. UPVC double glazed with oil fired central heating.

Property Description

LOCATION

The property is set on the very edge of Broughton village. Access to the main A55 is simple to ease journeys to Chester, North Wales and North West. Airbus, Chester business Park and Broughton Retail Park are close by.

ENTRANCE HALL

A very large imposing room with 2 radiators and full length UPVC double glazed windows. Stairs lead to an attractive galleried landing.

LIVING ROOM

31' 2" x 12' 8" (9.5m x 3.86m) With coved ceiling and dado rail. 3 radiators and 2 UPVC double glazed windows. UPVC double glazed bay window to the front.

DINING ROOM

17' 11" x 8' 4" (5.46m x 2.54m) With coved ceiling and radiator.

BREAKFAST ROOM

11' 0" x 13' 4" (3.35m x 4.06m) With tiled floor, UPVC double glazed window and radiator.

WC

With a suite of a WC and wash hand basin. Radiator and tiled floor.

UTILITY ROOM

With tiled floor and UPVC double glazed window. Space fridge/freezer and washing machine.

CONSERVATORY

32' 1" x 9' 2" (9.78m x 2.79m) With tiled floor and UPVC double glazed windows and doors. Wall light points.

KITCHEN

9' 2" x 8' 5" (2.79m x 2.57m) With a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. Integral dishwasher. Ceramic hob with double oven, microwave and extractor fan. Tiled floor and partly tiled walls. Spotlights.



REAR HALL

With radiator, tiled floor and door to the side.

LANDING

With large built in clothes cupboard. UPVC double glazed window and loft access. Radiator.

BEDROOM 1

10' 10" x 16' 7" (3.3m x 5.05m) With radiator and UPVC double glazed window.

ENSUITE

With a white suite of a WC, wash hand basin and large shower cubicle. Tiled floor and recessed spotlights. Heated towel rail. Extractor fan and UPVC double glazed window.

BEDROOM 2

17' 3" x 8' 10" (5.26m x 2.69m) With radiator and UPVC double glazed window.

BEDROOM 3

10' 5" x 9' 2" (3.18m x 2.79m) UPVC double glazed window, radiator and wood effect laminate floor.

BEDROOM 4

11' 4" x 11' 0" (3.45m x 3.35m) With radiator and UPVC double glazed window.

BATHROOM

15' 3" x 6' 6" (4.65m x 1.98m) With a white suite of a WC, wash hand basin and paneled bath with shower attachment. Heated towel rail, recessed spotlights and extractor fan. Tiled floor and partly tiled walls. Frosted UPVC double glazed window.

GARAGE

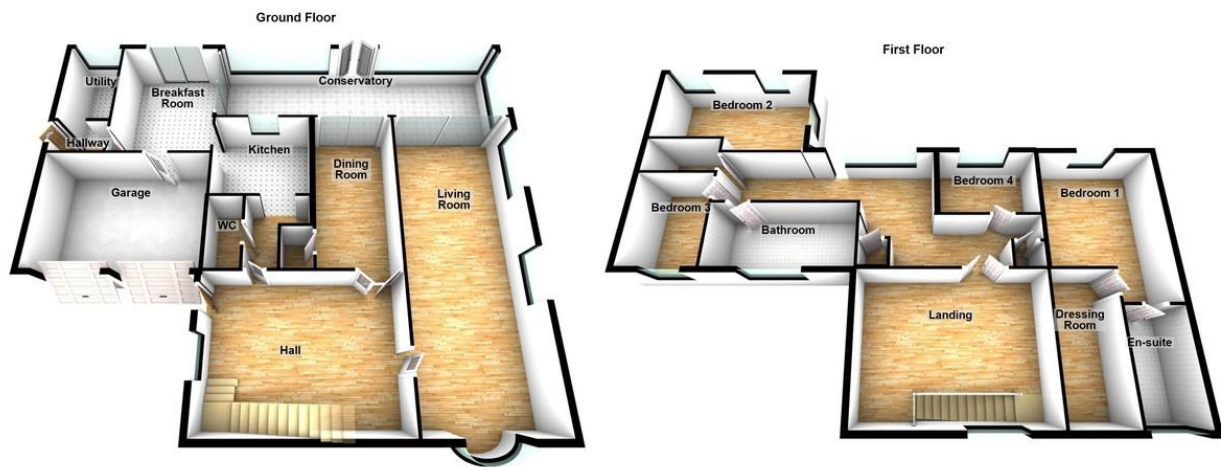
There is an attached double garage with 2 up and over doors.

OUTSIDE

The front of the property has a large parking area.

To the rear of the property is a very attractive and very large garden. There is a stone paved patio, lawns, and raised decked area. Also a water feature and many mature trees and plants.





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

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