

Cavendish

RESIDENTIAL

2 Cuppin Street, Chester, Cheshire, CH1 2BN

Tel: 01244 404040 Fax: 01244 321246

Email: chester@cavres.co.uk



Lache Lane

Chester, Cheshire CH4 7LT

£595,000

*** FINISHED TO AN EXCELLENT STANDARD * DECEPTIVELY SPACIOUS * IMPRESSIVE OPEN PLAN KITCHEN/ DINING /FAMILY ROOM * LARGE FOUR BEDROOM DETACHED HOUSE * ACCESSED VIA A PRIVATE ROAD.** A stunning contemporary home occupying a secluded position off Lache Lane in Chester. Completed in early 2016 and presented to the highest of standards, the property briefly comprises; reception hallway, living room, sitting room, large open plan kitchen/dining/family room, utility room, WC, landing, principal bedroom with en-suite shower room, guest suite with en-suite shower room, bedroom three and bedroom four sharing a 'Jack and Jill' en-suite and family bathroom. The property benefits from UPVC double glazing and gas fired central heating. Externally, there is gravelled off-road parking with pedestrian access to either side providing access to the rear. The rear is set in landscaped gardens and benefits from a private and sunny aspect with a brick built garage store (16'9" x 8'6"). If you are looking for ready to move into accommodation, then we strongly urge you to view.

www.cavendishresidential.com

LOCATION

The property is located in what is generally considered to be one of Chester's most popular residential locations, amidst a wide variety of property generally of high capital value. Local amenities include shops and primary school in Westminster Park, and the City centre which is just over a mile away. Nearby Handbridge provides further shops, restaurants, pubs, Church and schools for all ages. The renowned King's and Queen's Independent Schools are also within easy travelling distance. Leisure facilities close at hand include golf courses, tennis courts, squash club and health club. Easy access is available to the Chester Business Park and neighbouring industrial and commercial centres via the A55 North Wales Expressway and the M53 which leads to the motorway network.

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

HALLWAY

7.01m x 1.96m extending to 3.25m (23' x 6'5" extending to 10'8")

UPVC double glazed door with decorative obscured glass window and silver door furniture, two UPVC double glazed windows overlooking the side, three ceiling light points, wall mounted alarm pad, radiator, wall mounted heating control pad, solid oak flooring. Doors through to the Living Room, Sitting Room, Kitchen/Dining/Family Room, Utility Room, WC and door through to a useful store cupboard with the continuation of the oak floor and ceiling light point.

LIVING ROOM

5.21m x 3.48m (17'1" x 11'5")

UPVC double glazed window overlooking the front, feature treated Sandstone fireplace with electric coal effect fire, ceiling light point, radiator, alarm sensor, two low level aerial points, telephone point, provision for wall mounted television and a further aerial point.



SITTING ROOM

4.32m x 3.10m (14'2" x 10'2")

UPVC double glazed window overlooking the front, ceiling light point, radiator, alarm sensor, aerial point, provision for wall mounted television,



WC

UPVC double glazed window with obscured glass, recessed ceiling light point, wash hand basin with chrome mixer tap and storage cupboards beneath, low level WC with dual flush, partial wall tiling with decorative border and floor tiling.

UTILITY ROOM

3.48m x 1.63m (11'5" x 5'4")

Fitted with a modern range of cream gloss fronted wall and base level units with wood effect laminated worktops and chrome handles. Plumbing for washing machine and space for dryer, wall mounted Baxi Duotech 40 Combi boiler, radiator, ceiling light point, UPVC double glazed door to the side, floor tiles and wall

mounted electric consumer board.

KITCHEN/DINING/FAMILY ROOM

A large open plan room with two sets of French doors to the landscaped garden and UPVC double glazed window overlooking the garden, recessed ceiling light points, solid oak flooring throughout, two low level aerial points and two provision's for wall mounted television, telephone point. Alarm sensor and two radiators,



DINING AREA



KITCHEN AREA

8.86m x 4.17m (29'1" x 13'8")

Fitted with an attractive range of cream high gloss fronted base and wall level units incorporating drawers, cupboards and glazed cabinets with wood block worktops and matching up-stands. Inset one and half bowl stainless steel sink unit with mixer tap and pelmet above with down-lights. Fitted five-ring Smeg gas hob with stainless Steel splash-back and a Neff

chimney style extractor above. Built-in Bosch electric double oven and grill, integrated dishwasher. Space for American fridge freezer.



LANDING

Spacious landing with space for desk area. Three ceiling light points, UPVC double glazed window overlooking the front, mains connected smoke detector, telephone point, two radiators, useful airing cupboard with slatted shelves, light and radiator. Doors through to Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.

BEDROOM ONE

4.17m x 3.51m (13'8" x 11'6")

UPVC double glazed window overlooking the rear, ceiling light point, radiator, provisions for wall mounted television and door through to the En-Suite Shower Room.



EN-SUITE SHOWER ROOM

2.59m x 1.65m (8'6" x 5'5")

A luxuriously appointed three piece suite in white with chrome style fittings comprising; larger than average fully tiled shower cubicle with 'Mira Jump' shower and glazed sliding doors, pedestal wash hand basin with chrome mixer tap, low level WC with dual flush, UPVC double glazed window with obscured glass, radiator, partial wall tiling with decorative border, recessed ceiling light point, floor tiles and extractor fan.



BEDROOM TWO

3.86m x 3.51m (12'8" x 11'6")

UPVC double glazed window overlooking the front, ceiling light point, radiator, provisions for wall mounted television, door through to En-Suite Shower Room.



EN-SUITE SHOWER ROOM

2.59m x 1.17m (8'6" x 3'10")

A luxuriously appointed three piece suite in white with chrome style fittings comprising; larger than average fully tiled shower cubicle with glazed sliding doors, pedestal wash hand basin with chrome mixer tap, low level WC with dual flush, UPVC double glazed window with obscured glass, radiator, partial wall tiling with decorative border, recessed ceiling light point, floor tiles and extractor fan.

BEDROOM THREE

4.17m x 3.10m (13'8" x 10'2")

UPVC double glazed window overlooking the front, ceiling light point, radiator, provisions for wall mounted television. Door through to the inter-connecting 'Jack and Jill' shower room.



JACK AND JILL SHOWER ROOM

3.10m x 1.75m (10'2" x 5'9")

A luxuriously appointed three piece suite in white with chrome style fittings comprising; larger than average fully tiled shower cubicle with glazed sliding doors, pedestal wash hand basin with chrome mixer tap, low level WC with dual flush, UPVC double glazed window with obscured glass, radiator, partial wall tiling with decorative border, recessed ceiling light point, floor tiles and extractor fan.

BEDROOM FOUR

4.32m x 3.10m (14'2" x 10'2")

UPVC double glazed window overlooking the rear, ceiling light point, radiator, provisions for wall mounted television.



BATHROOM

3.18m x 2.01m (10'5" x 6'7")

A luxuriously appointed four piece suite in white with chrome style fittings comprising; Bath with chrome central tap, larger than average fully tiled shower cubicle with glazed sliding doors, pedestal wash hand basin with chrome mixer tap, low level WC with dual flush, UPVC double glazed window with obscured glass, chrome ladder style heated towel rail, partial wall tiling with decorative border, recessed ceiling light point, floor tiles and extractor fan.



OUTSIDE

The property is approached by a private drive off Lache Lane. Fairview has parking facilities for two cars to right hand side as you drive up the private drive with further parking directly in front of the property (approximately 5 in total). Pedestrian access to both sides of the property providing access through to the rear. The rear garden has been beautifully landscaped, laid mainly to lawn with fully stocked borders of which the majority are evergreens. Gas and electric meter cupboards, water tap, external lights, security lighting and external power point. Brick built store with electronic up and over roller garage door, fully boarded loft space with pull down ladder and power points.

GARAGE STORE

5.05m x 2.62m (16'7" x 8'7")

A multi use room currently used as a gym by the current vendors. Electronic up and over roller garage door, power points, UPVC double glazed pedestrian door to the side and UPVC double glazed window overlooking the garden, fully boarded loft space with pull down ladder and velux window.

AGENT'S NOTES

- * Council Tax Band G - Cheshire West and Chester.
- * Tenure - understood to be Freehold.
- Purchasers should verify this through their solicitor.
- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * The property is secured by a burglar alarm.
- * Architects certificate available valid for 6 years from January 2016.

DIRECTIONS

From Chester city centre proceed out over the Grosvenor Bridge to the Overleigh Roundabout and take the third exit into Lache Lane. Follow Lache Lane for approximately 0.8 miles. Look out for a painted yellow bus pull in area and then take the turning immediately left after 105 Lache Lane into a private driveway. The property is the second on the left.

VIEWINGS

By arrangement with the Agent's Chester Office
01244 404040.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/David.adams@cavendishrentals.co.uk

AWARD WINNING AGENT

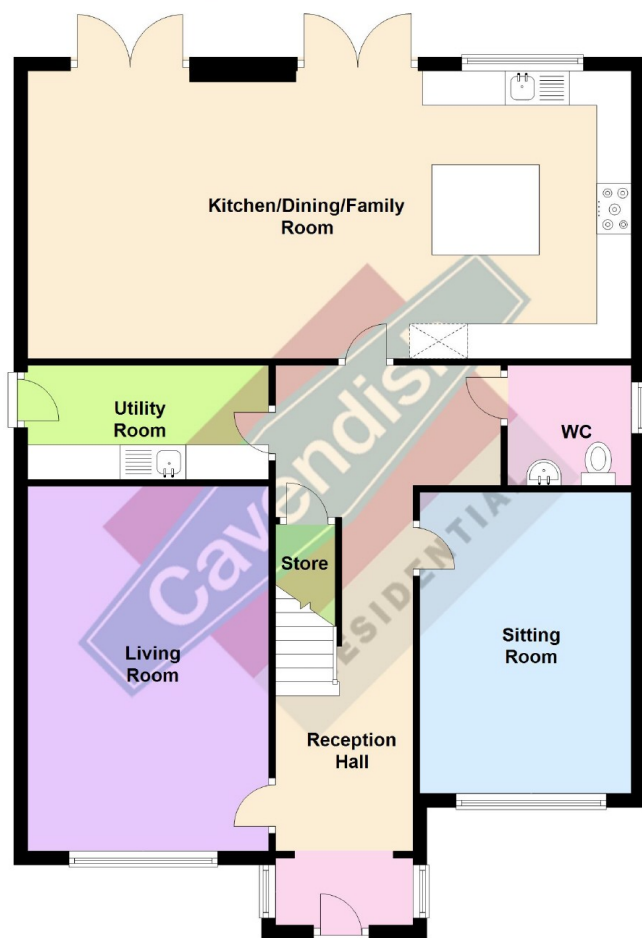


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Lache Lane, Chester, Cheshire CH4 7LT

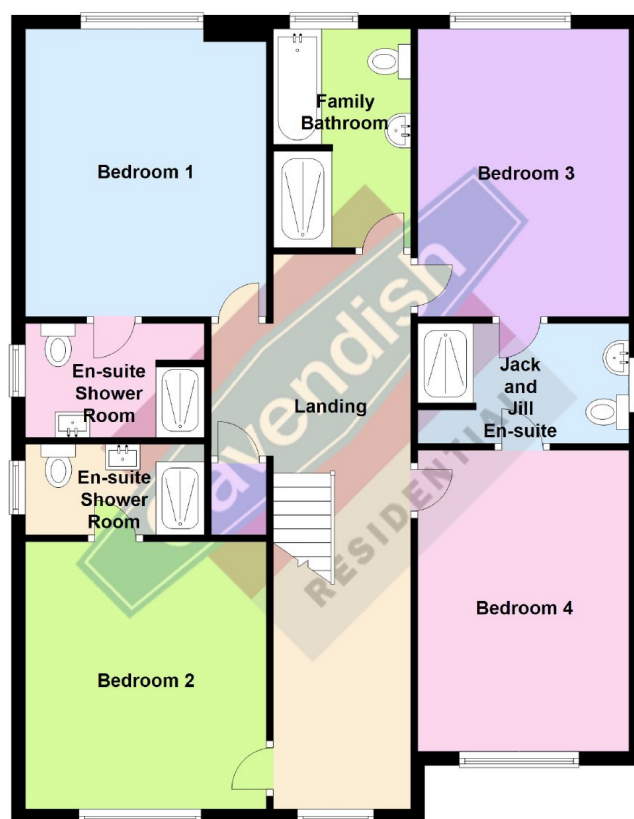
Ground Floor

Approx. 98.0 sq. metres (1055.0 sq. feet)



First Floor

Approx. 95.9 sq. metres (1031.7 sq. feet)



Total area: approx. 193.9 sq. metres (2086.7 sq. feet)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC