

Cavendish

RESIDENTIAL

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Wavell Way

Saighton,
Chester, Cheshire CH3 6BP

£400,000

*** PRESTIGIOUS DEVELOPMENT * CONVENIENTLY SITUATED * CLOSE TO NEW HUNTINGTON COMMUNITY PRIMARY SCHOOL * FORMER SHOW HOME WITH ABOVE AVERAGE SIZE PLOT.** An attractive four bedroom detached house forming part of the Crown Park development in Saughton. The accommodation, which is finished throughout to a high standard, briefly comprises: reception hall, living room with bay window, impressive open-plan kitchen/dining room with French doors to outside, utility room, downstairs WC, first floor landing, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two, bedroom three, bedroom four and family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. (Continued....)

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(....Continued) Externally there is lawned garden at the front with shrubbery and a tarmac driveway leading to a single garage. To the rear the garden has been landscaped with a granite flagged patio, lawn, wooden pergola and well stocked borders with specimen shrubs and small trees. If you are looking for a modern house with ready to move into accommodation then we would strongly urge you to view. The property is 'The Oxford' design by Redrow and forms part of The Heritage Collection of homes which combines arts and crafts architecture with modern open-plan living designed for today's families. ** Energy Performance Rating: B (83) **

LOCATION

The Crown Park development in Saughton is situated close to local shops in Huntington, and there is a Sainsbury's superstore nearby in Great Boughton. There are schools for all ages in the immediate vicinity, and buses run at frequent intervals into Chester. The City centre is within a short drive and provides extensive shopping and leisure facilities. The M53 motorway and the A55 North Wales Trunk Road are both close at hand providing easy access to neighbouring industrial and commercial centres.

AGENT'S NOTE

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

The detailed accommodation comprises:

PORCH

Canopy Porch with recessed down light and composite double glazed entrance door to the Reception Hall.

RECEPTION HALL

Two ceiling light points, mains connected smoke alarm, single radiator, burglar alarm control pad and spindled staircase to the first floor. Doors to the Living Room and Kitchen/Dining Room.

LIVING ROOM

4.50m plus bay window x 3.28m (14'9" plus bay window x 10'9")

UPVC double glazed bay window overlooking the front, double radiator with thermostat, telephone point, ceiling light point, television, satellite and FM radio points and composite stone fireplace and hearth housing an electric pebbled effect fire.



KITCHEN/DINING ROOM

6.35m x 3.45m plus door recess (20'10" x 11'4" plus door recess)

A large open-plan Kitchen/Dining Area.



KITCHEN AREA

Fitted with a comprehensive range of base and wall level units incorporating drawers, cupboards and a pull-out larder unit with laminated worktops, matching up-stands and a raised counter with book shelving. Inset one and half bowl stainless steel sink unit and drainer with

mixer tap. Fitted four-ring Smeg gas hob with stainless steel splash-back and extractor above, built-in Smeg electric fan assisted oven and grill, integrated Smeg microwave, integrated Smeg dishwasher and integrated fridge/freezer. Vent Axia extractor, recessed LED ceiling spotlights, under-cupboard spotlighting, tiled floor and UPVC double glazed window.



DINING AREA

Recessed LED ceiling spotlights, TV aerial point, double radiator with thermostat, tiled floor, space for dining table and chairs and UPVC double glazed French doors to the rear garden with full height double glazed windows to each side.



UTILITY ROOM

2.08m x 1.78m (6'10" x 5'10")

Fitted with a matching base cupboard and laminated worktop with matching up-stands and inset single bowl stainless steel sink unit with mixer tap. Plumbing and space for washing machine, space for tumble dryer, extractor, two recessed LED ceiling spotlights, tiled floor, single radiator with thermostat and composite double glazed door to outside. Door to Downstairs WC.

DOWNSTAIRS WC

1.78m x 0.94m (5'10" x 3'1")

Low level dual-flush WC and corner wall mounted wash hand basin with mixer tap and tiled splash-back. Single radiator with thermostat, two recessed LED ceiling spotlights, tiled floor and UPVC double glazed window with obscured glass.

LANDING

With spindled balustrade and wooden handrail, ceiling light point, mains connected smoke alarm, single radiator with thermostat, access to part boarded loft space with light point and retractable aluminium ladder, built-in cupboard housing a pressurised hot water cylinder and built-in linen cupboard with slatted shelving. Doors to the Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.

PRINCIPAL BEDROOM

4.45m into bay x 3.25m (14'7" into bay x 10'8")

Full height fitted wardrobe with two sliding doors having hanging space and shelving, UPVC double glazed bay window overlooking the front, ceiling light point, TV aerial point, telephone point and single radiator. Door to En-Suite Shower Room.



EN-SUITE SHOWER ROOM

2.21m maximum x 1.98m (7'3" maximum x 6'6")

Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with Aqualisa thermostatic shower and glazed door; low level dual-flush WC; and wall mounted wash hand basin with mixer tap and fitted wall mirror. Electric shaver point, three recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator, tiled floor and UPVC double glazed window with obscured glass.



BEDROOM THREE

3.71m x 2.74m maximum (12'2" x 9' maximum)

UPVC double glazed window overlooking the rear, ceiling light point and single radiator with thermostat.

BEDROOM FOUR

3.43m x 2.26m (11'3" x 7'5")

UPVC double glazed window overlooking the rear, ceiling light point, telephone point and single radiator with thermostat.



BEDROOM TWO

3.76m to front of wardrobe x 2.84m (12'4" to front of wardrobe x 9'4")

UPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat and two full height fitted double wardrobes with hanging space and shelving.



FAMILY BATHROOM

Well appointed Ideal Standard suite in white with chrome style fittings comprising: panelled bath with mixer tap, Aqualisa thermostatic shower over and glazed shower screen; low level dual-flush WC; and wall mounted wash hand basin with mixer tap and fitted wall mirror. Wall tiling to bath and shower area, Three recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator, electric shaver point, tiled floor and UPVC double glazed window with obscured

glass.



OUTSIDE

To the front of the property the gardens have been professionally landscaped with lawn and shrubbery. A tarmac driveway providing parking for three cars leads to a single garage. A flagged pathway at the side with wooden gate provides access to the rear garden. External gas and electric meter cupboards. To the rear there is a lawned garden with well stocked borders, a circular shaped crushed slate seating area with brick edging and wooden pergola, and a full width granite granite flagged patio being enclosed by wooden fencing. Outside light and outside water tap.

REAR GARDEN



REAR ELEVATION



SINGLE GARAGE

5.21m x 2.79m (17'1" x 9'2")

With an up and over garage door, power, light, electrical consumer board and a Potterton Promax SL condensing gas fired central heating boiler.

AGENT'S NOTES

- * Council Tax Band F - 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 has a burglar alarm.
- * The property benefits from UPVC double glazed windows, composite double glazed doors and

has low maintenance UPVC fascia boards and soffits.

* There is 'Buildmark Insurance Certificate' with NHBC with an expiry date of 15th August 2023.

DIRECTIONS

From the Agent's Chester office proceed out of the City through The Bars in Boughton and continue along the dual carriageway to Bill Smith's Motorcycle Showroom. At the gyratory system turn right and at the second set of traffic lights turn right again as if heading back into Chester City. Then take the first turning left into Sandy Lane and follow the road, passing the Red House Public House on the right hand side, which leads into Chester Road. Follow the Chester Road through Huntington and at the mini roundabout next to the Rake & Pikel turn left into Sandy Lane. Then take the turning left into Highlander Road and left again into Wavell Way. The property will then be found on the right hand side.

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
PS/CC

Wavell Way, Saighton, Chester, Cheshire CH3 6BP

Ground Floor

Approx. 66.8 sq. metres (718.5 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.2 sq. feet)



Total area: approx. 130.3 sq. metres (1402.8 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		92
(81-91) B	83	
(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		94
(81-91) B	85	
(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