



Lache Lane

Chester, Cheshire CH4 7LT

£795,000

* IMPRESSIVE OPEN-PLAN LIVING AREA * FANTASTIC REAR GARDEN * VIEWING ESSENTIAL. A substantial four bedroom detached bungalow occupying a large plot extending to approximately 0.49 acre along Lache Lane in a convenient position, close to local amenities including the Westminster Park, and within walking distance of the city centre. The accommodation, which is finished to a high standard, briefly comprises: reception hall, impressive living room with contemporary wood burner and glazed lantern style roof light, dining area, beautifully fitted kitchen with range style cooker and island unit, utility room, principal bedroom with en-suite shower room, bedroom two with fitted wardrobes and en-suite shower room, bedroom three with fitted wardrobe, bedroom four/study with French doors to outside, bathroom and separate WC. The property benefits from UPVC double glazed windows and has gas fired central heating. (Continued...)

(Continued...) The property occupies a large plot and is set back from Lache Lane. To the front there is a lawned garden with a tarmac driveway leading to a larger than average single garage. To the rear the garden is of a generous size and laid mainly to lawn with a decked seating area and a wide variety of established shrubs and trees. To the side there is also a paved area with greenhouse. If you are looking for a contemporary bungalow with a beautiful garden, which is within walking distance of the city centre, then we would strongly urge you to view.

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 a parade of shops and a primary school in Westminster Park. The city centre is just over a mile away. Nearby Handbridge provides further shops, restaurants, pubs, a 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:

RECEPTION HALL

4.29m x 1.85m (14'1" x 6'1")

Oak panelled entrance door with double glazed side windows and window light above, burglar alarm control pad, double radiator with thermostat and recessed LED ceiling spotlights. Steps and double opening glazed doors to the Living Room and opening to Inner Hall.

INNER HALL

Single radiator with thermostat, mains connected smoke alarm, recessed ceiling spotlights and access to loft space. Doors to the Principal Bedroom, Bedroom Two/Guest Suite, Bedroom Three, Bedroom Four/Study, Bathroom and Separate WC.

LIVING ROOM

7.82m x 7.29m (25'8" x 23'11")

A large and impressive room with a contemporary log burner, a glazed lantern style roof light, three UPVC double glazed sliding patio doors to the rear garden, full height UPVC double glazed window, recessed LED

spotlights, oak wood strip flooring with under-floor heating, wiring for surround sound system, telephone point, TV point and satellite aerial point. Open-plan with steps to the Dining Area and open-plan to the Kitchen.





DINING AREA

5.66m x 4.39m (18'7" x 14'5")

Two UPVC double glazed windows overlooking the front, recessed LED ceiling spotlights, two ceiling light points, mains connected smoke alarm and two double radiators with thermostats.

ceiling spotlights, five ceiling light points, two double glazed remote controlled Velux roof lights and mains connected heat alarm. Two wall light points, telephone point, Italian marble tiled floor with under-floor heating and a large feature UPVC double glazed window overlooking the rear garden. Door to Utility Room



KITCHEN

4.60m x 4.32m (15'1" x 14'2")

Fitted with a contemporary range of white high gloss fronted units by 'Weetwood Kitchens' incorporating drawers, cupboards and a pull-out larder unit with 30mm compac worktops. Large island unit with storage cupboards, drawers, an integrated dishwasher and 30mm compac worktop with inset one and half bowl Franke stainless steel sink unit, mixer tap, drainer grooved into the worktop, a boiler hot water and cold water filter tap. Free-standing Smeg range style cooker with six-ring gas hob, electric griddle, double oven, grill and extractor above. Integrated fridge and wine cooler. Vaulted wooden panelled ceiling with recessed LED



UTILITY ROOM

4.32m x 1.50m (14'2" x 4'11")

Fitted with a range of base and wall cupboards, and a tall cupboard, with a laminated granite effect worktop and inset single bowl stainless steel sink unit and drainer with mixer tap. Plumbing and space for washing machine, space for tumble dryer, space for fridge, Italian marble tiled floor with under-floor heating, recessed LED ceiling spotlights, hanging for cloaks, access to roof space, UPVC double glazed window with obscured glass and UPVC double glazed door to outside. Courtesy door to Garage.

PRINCIPAL BEDROOM

4.47m x 4.45m (14'8" x 14'7")

UPVC sliding patio doors to the rear garden, UPVC double glazed window to side, recessed LED ceiling spotlights and double radiator with thermostat. Door to En-Suite Shower Room.



EN-SUITE SHOWER ROOM

3.89m x 1.75m (12'9" x 5'9")

Well appointed suite comprising: walk-in shower enclosure with ceiling mounted canopy style 'rain' shower head and glazed shower screen; pedestal wash hand basin with mixer tap; bidet; and low level dual-flush WC. Italian marble tiled walls, Italian marble tiled floor with electric under-floor heating, illuminated wall mirror, recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator and UPVC double glazed window with obscured glass.



BEDROOM TWO/GUEST SUITE

4.80m to front of wardrobes x 3.48m maximum (15'9" to front of wardrobes x 11'5" maximum)

UPVC double glazed window overlooking the front and a UPVC double glazed window to side, two single radiators, recessed ceiling spotlights and full height fitted wardrobes to the length of one wall with three sliding doors (one mirrored) having hanging space and shelving. Door to En-Suite Shower Room.



EN-SUITE SHOWER ROOM

3.30m x 1.80m (10'10" x 5'11")

Well appointed suite in white with chrome style fittings comprising: walk-in tiled shower enclosure with glazed shower screen, ceiling mounted canopy style 'rain' shower head; low level dual-flush WC; and pedestal wash hand basin with mixer tap. Recessed LED ceiling spotlights, access to roof void, extractor, illuminated wall mirror, Italian marble tiled walls, Italian marble tiled floor with electric under-floor heating and UPVC double glazed window.



BEDROOM THREE

3.71m x 2.74m extending to 3.07m (12'2" x 9' extending to 10'1")

UPVC double glazed window, fitted wardrobe with two sliding doors having hanging space and shelving, single radiator with thermostat and recessed LED ceiling spotlights.

BEDROOM FOUR/STUDY

3.30m x 3.05m (10'10" x 10')

Two full height fitted wardrobes with sliding doors having hanging space and shelving, UPVC double glazed French door to the side garden, recessed LED ceiling spotlights and single radiator with thermostat.

BATHROOM

1.96m x 1.75m (6'5" x 5'9")

Comprising: double ended bath with mixer tap, shower attachment and Mira Sport electric shower over; and vanity unit with wash hand basin, mixer tap and storage beneath. Travertine tiled walls, Travertine tiled floor with electric under-floor heating, chrome ladder style towel radiator, illuminated wall mirror, extractor and recessed LED ceiling spotlights.

SEPARATE WC

1.78m x 0.97m (5'10" x 3'2")

Low level dual-flush WC with concealed cistern, wall mounted wash hand basin with mixer tap and tiled splash-back, single radiator with thermostat, tiled floor, extractor and two recessed LED ceiling spotlights.

OUTSIDE

The property occupies pleasant position set back from Lache Lane and a large plot extending to approximately 0.49 acre. To the front there is a neatly laid lawned garden with magnolia tree, rose bed and a slate border with a number of trees and shrubbery. A tarmac driveway with brick edging leads to a larger than average single garage. Gated pathways at each side provide access to the rear garden. External gas meter cupboard to side.

SIDE GARDEN

To the right side of the bungalow there is a large flagged area with garden store, a large greenhouse, two productive raised beds, an outside water tap and outside lantern style light.



REAR ELEVATION



REAR GARDEN

To the rear the garden is a particular feature being of a larger than average size and laid mainly to lawn with an extensive decked seating area and deep well stocked borders with a wide variety of established shrubs and mature trees. External double power point, LED spot lighting, outside lantern style light and timber framed summer house.



REAR GARDEN IN THE SUMMER



GARAGE

5.36m x 4.39m (17'7" x 14'5")

With an electronic remote controlled 'roller' shutter door, power, electrical consumer board, burglar alarm control pad, a wall mounted Worcester Greenstar 30cdi condensing gas fired central heating boiler, pressurised hot water cylinder, two fluorescent strip lights and UPVC double glazed window with obscured glass.

AGENT'S NOTES

- * 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 benefits from gas fired central heating with under-floor heating in the living area, kitchen and utility room, radiators in the hallway, dining area, WC and each of the bedrooms and electric under-floor heating in the two en-suite shower rooms and bathroom.
- * The property is on a water meter.
- * The property has a burglar alarm.
- * Low maintenance UPVC fascia boards, soffits, dry verges and replacement guttering have been fitted.

COUNCIL TAX BAND

* Council Tax Band G (i) - Cheshire West and Chester (i) means that there is an 'Improvement indicator' on the Council Tax Band of the property.

If a property has been improved or extended since it was placed in a Council Tax band, the VOA can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

AGENT'S NOTE

* Under the requirements of the Estate Agent's Act 1979 - we would advise that this property is being offered for sale on behalf of a director of Cavendish Residential.

DIRECTIONS

From the Agent's Chester office proceed out of the city over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Follow Lache Lane, past the turning for St. Bridget's Court and Vincent Drive, and the property will be found on the right hand side.

VIEWINGS

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

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 or david.adams@cavendishrentals.co.uk

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FLOOR PLANS



Total area: approx. 236.2 sq. metres (2542.4 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	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

