



Lache Lane

Chester, Cheshire CH4 7LT

£820,000

*** LARGE PLOT * APPROXIMATELY HALF AN ACRE * SET BACK FROM LACHE LANE * IDEAL FAMILY HOME * A substantial four bedroom detached house occupying a large plot set back from Lache Lane and approached via a small private road. The accommodation briefly comprises: entrance porch, reception hallway with spindled staircase, cloakroom/WC, living room with inglenook style fireplace, large dining room, small garden room with French doors to the garden, family room with cast-iron multi-fuel burner, study, breakfast kitchen fitted with a modern range of units and a range style cooker, large utility room, rear hall/porch, landing, inner landing, principal bedroom with en-suite bathroom and separate WC, bedroom two with built-in wardrobe, bedroom three with built-in wardrobe, bedroom four and large family bathroom with free-standing double ended bath and separate shower. The property benefits from UPVC double glazed windows and has gas fired central heating. The Gables occupies a large plot extending to approximately half an acre. Cont...**

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To the front and side there is an extensive tarmac driveway which leads to a large brick built double garage block with workshop and store room. To the side and rear there are lawned gardens with well stocked borders, mature shrubs and trees. To the right side there is a further driveway area with double opening wooden gates, a carport, brick-built shed and greenhouse. If you are looking for an older style property, with a large garden close to the city, 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:

ENTRANCE PORCH

2.51m x 1.45m (8'3" x 4'9")

Glazed entrance door, single glazed window, tiled floor and ceiling light point. Part-glazed door to the Reception Hall.

RECEPTION HALL

UPVC double glazed window, burglar alarm control pad, single radiator, two ceiling light points, digital thermostatic heat controls, telephone point, tiled floor and spindled staircase to the first floor with built-in under stairs storage cupboard. Doors to the Cloakroom/WC, Family Room, Living Room, Study and Utility Room.

DOWNSTAIRS WC

1.80m x 1.50m (5'11" x 4'11")

Low level dual-flush WC and fitted work top with inset wash hand basin and storage cupboards beneath. Ceiling light point, hanging for cloaks, fitted shelving, internal glazed window and tiled floor.

STUDY

3.10m +door recess x 3.02m (10'2" + door recess x 9'11")

UPVC double glazed window overlooking the front, single radiator with thermostat, ceiling light point and laminated wood strip flooring.



FAMILY ROOM

6.60m x 3.40m (21'8" x 11'2")

Recessed fireplace housing a cast-iron multi-fuel burner with granite hearth and arched recess to side with fitted shelving, three UPVC double glazed windows, exposed beams, two ceiling light points, two wall light points, double radiator with thermostat, single radiator with thermostat and laminated wood strip flooring. Door to the Rear Hall/Porch.



REAR HALL/PORCH

With UPVC double glazed windows, pitched polycarbonate roof, painted brick walls, tiled floor, two double power points, fluorescent strip light and UPVC double glazed door to outside.

LIVING ROOM

6.71m (max) x 4.24m into fireplace (22'0" (max) x 13'11" into fireplace)

Feature inglenook style fireplace with brick chimney breast, wooden mantel and a quarry tiled hearth housing a cast-iron grate with 'living flame' coal-effect gas fire, exposed beams, two ceiling light points, picture rails, two double radiators with thermostats and full height double glazed window enjoys views over the rear garden.



DINING ROOM

4.60m x 4.09m (15'1" x 13'5")

With two exposed beams, two UPVC double glazed windows overlooking the front and side, double radiator with thermostat, two ceiling light points and two wall light points. Sliding glazed doors to the Garden Room.



GARDEN ROOM

4.14m X 1.68m (13'7" X 5'6")

Vaulted wooden panelled ceiling with exposed beams and two spot lights, single radiator with thermostat, feature exposed brick walls, tiled floor, UPVC double glazed window to the side and UPVC double glazed French doors to the rear garden with full height double glazed window to each side.





UTILITY ROOM

4.01m (max) x 3.33m (13'2" (max) x 10'11")

Fitted base unit with granite work top and Belfast style sink unit with drainer, mixer tap and tiled splashback. Plumbing and space for washing machine and space for tumble dryer, double radiator with thermostat, UPVC double glazed window with Xpelair extractor fan, ceiling light point, internal glazed window, tiled floor and chimney breast with built-in cupboard to recess and storage cupboard to the side. Door to Rear Hall/ Porch and opening to the Breakfast Kitchen.



BREAKFAST KITCHEN

4.65m x 3.63m (15'3" x 11'11")

Recently refitted (2016) with a contemporary range of base and wall unit incorporating drawers and cupboards with granite work tops. Inset one and half bowl stainless steel sink unit with mixer tap, drainer grooved into the work top and mosaic tiled splash-back. Freestanding Leisure Rangemaster 110 cooker with four-ring gas hob, griddle, electric hotplate, double oven, grill, pan-drawer and extractor above. Space for tall fridge freezer and fridge, plumbing and space for dishwasher, double radiator with thermostat, tiled floor, provision for wall mounted flat screen tv, pull-out bin store, space for table and chairs, vaulted style ceiling with recessed spotlights, two ceiling light points and double glazed velux roof

light, UPVC double glazed windows overlooking the garden and UPVC double glazed door to outside.



FIRST FLOOR LANDING

With double glazed roof light and fitted window blind, double radiator, two ceiling light points, built-in linen cupboard with slatted shelving and cupboard housing a Vaillant Ecotech PLUS condensing gas fired central heating boiler. Doors to the Principal Bedroom, Bedroom Four and Family Bathroom. Opening to the Inner Landing.

INNER LANDING

With ceiling light point, double glazed roof light and fitted book shelving. Doors to Bedroom Two and Bedroom Three.

PRINCIPAL BEDROOM

4.65m x 3.10m (15'3" x 10'2")

Three UPVC double glazed windows overlooking the front, telephone point, ceiling light point, double radiator, laminated wood strip flooring and built-in wardrobe with three sliding doors. Opening to the en suite bathroom.



EN-SUITE BATHROOM

2.79m to wardrobes x 2.57m (max) (9'2" to wardrobes x 8'5" (max))

Off-set bath with shower over and part-tiled walls, double radiator, laminated wood strip flooring, UPVC double glazed window and built-in storage cupboard with bi-fold doors. Door to the Separate WC.

SEPARATE WC

1.30m x 0.79m (4'3" x 2'7")

Low level WC and corner wall mounted wash hand basin. Fully tiled walls, extractor fan, laminated wood effect flooring and fluorescent strip light.

BEDROOM TWO

5.31m x 3.20m +door recess (17'5" x 10'6" + door recess)

Three UPVC double glazed windows to the side and UPVC double glazed window to the rear, two ceiling light points, wall light point, access to the loft space, single radiator with thermostat, tv aerial point, telephone point and built-in storage cupboard.



BEDROOM THREE

4.22m (max) x 4.09m (max) (13'10" (max) x 13'5" (max))

Two UPVC double glazed windows overlooking the rear garden, built-in wardrobe, built-in storage cupboard, ceiling light point and double radiator with thermostat.



BEDROOM FOUR

2.69m x 1.80m extending to 2.18m (8'10" x 5'11" extending to 7'2")

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

FAMILY BATHROOM

3.76m to chimney breast x 3.30m (12'4" to chimney breast x 10'10")

A large family bathroom with four piece suite in white comprising: freestanding polyurethane double ended bath with chrome feet; pedestal wash hand basin with mixer tap; low level WC; and walk-in tiled shower enclosure with Mira Excel shower and curved glazed shower screen. Three double glazed windows with obscured glass, ceiling light point, tiled floor, double radiator with thermostat, chrome ladder style radiator, part-tiled walls, chimney breast with decorative cast-iron fireplace and built-in storage cupboard.



PRIVATE DRIVEWAY



OUTSIDE

The property occupies a large plot, extending to approximately half an acre, and is approached via a private road off Lache Lane.

To the front and side there is an extensive tarmac driveway with a lawned area and a number of trees. A gated pathway between the house and garage provides access to the side and rear gardens. Double opening gates from the driveway provide access to a further hardstanding area with carport, greenhouse, raised bed and a useful brick-built shed, behind which is a gravelled area and small summerhouse.

To the side and rear there are extensive lawned gardens with deep well stocked borders, patio areas and a raised bed with water feature being enclosed by established hedging and mature trees. Brick-built barbeque and outside water tap. There is also a small area of garden behind the garage with productive rhubarb and gooseberry bushes.





DOUBLE GARAGE

6.88m x 6.63m (22'7" x 21'9")

With two up and over garage doors (one which is electrically operated), power, fluorescent strip lights, UPVC double glazed door to side and boarded loft storage area. Door to the Workshop.



WORKSHOP

3.99m x 3.61m (13'1" x 11'10")

UPVC double glazed door to the outside, UPVC double glazed window to the rear, fluorescent strip light and two double power points. Door to the Store Room.

STORE ROOM

3.96m x 3.20m (13'0" x 10'6")

Light point, power and UPVC double glazed window.

AGENT'S NOTES

- * Council Tax Band G - Cheshire West and Chester.
- * Tenure - understood to be Freehold. Purchasers should verify this with their solicitor.
- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * House and garage are alarmed.
- * The property is on a water meter.
- * We are advised that an application has been submitted for the erection of a new single dwelling within the garden and that the owners are still awaiting a decision (April 2019).

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 and the driveway to the property will be found on the left hand side, immediately after 105 Lache Lane.

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 or david.adams@cavendishrentals.co.uk

LOCAL PROPERTY EXPERT



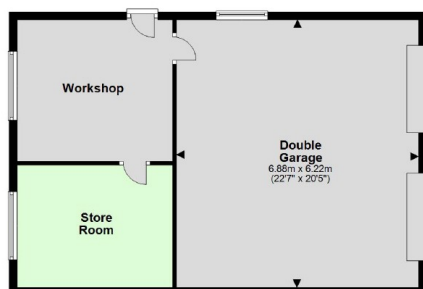
PS/JOF

FLOOR PLANS

Ground Floor
Approx. 218.4 sq. metres (2318.7 sq. feet)



First Floor
Approx. 100.7 sq. metres (1084.0 sq. feet)



Total area: approx. 316.1 sq. metres (3402.8 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

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