



Elmwood Avenue, Hoole
Chester


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£450,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

41 Elmwood Avenue

Hoole, Chester

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- EXTENSIVELY REFURBISHED EXECUTIVE HOME
- OPEN PLAN LIVING SPACE WITH SMART HOME TECHNOLOGY THROUGHTOUT
- RECONFIGURED TO OFFER A LARGE BEDROOM WITH BESPOKE WALK IN CLOSET
- SMART CONTROLLED MOOD LIGHTING, SOUND SYSTEM AND ELETRIC BLINDS
- UNDERFLOOR HEATING THROUGHOUT
- HIGH END KITCHEN WITH FULL NEFF APPLIANCES
- PERFECT PROFESSIONALS HOME WITH MINIMAL MAINTENACE AND READY TO MOVE INTO
- AMPLE OFF ROAD PARKING
- SET IN DESIRABLE HOOLE VILLAGE CLOSE TO CHESTER CITY CENTRE




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Porch

Tiled floor with underfloor heating, PVC triple glazed window to the side, wall mounted control system managing the electric blinds, lights, sound system and heating, opening to the lounge

Open Plan Lounge Area

PVC triple glazed bay window to the front aspect with electric shutter blinds, tiled floor warmed with underfloor heating, solid oak stairs case to the first floor with toughened glazed feature, inset stair feature lighting controlled via the wall mounted control panel, inset ceiling lights and inset speaking system, tiled floor warmed via under floor heating, understairs storage cupboard, opening to the kitchen/dining area, oak door opening to the downstairs washroom

Downstairs Bathroom

A modern suite comprising a wall mounted wash hand basin and close coupled WC, tiled floor warmed with underfloor heating

Utility/Media Room

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

Matching wall and base units housing an integrated Neff washing machine and the full smart home system plus cupboards and additional storage. Tiled floor warmed with underfloor heating, triple glazed door with electric shutter blinds opening to the side



Kitchen/Dining Room

17' 0" x 15' 0" (5.18m x 4.57m)

A high end and stylish kitchen / dining / entertaining space with sleek wall, drawer and base units, integrated full Neff fridge and freezer, built in Neff eye level oven with plate warmer under, built in Neff grill and built in coffee maker, inset Neff induction hob with stylish extractor fan over, quartz worktop with dropped stainless steel sink unit with mixer tap, integrated dishwasher. Quartz breakfast bar / island with cupboards under, tiled floor warmed with underfloor heating, two velux roof windows, tri fold triple glazed door with electric shutter blinds opening to the rear garden bringing the whole space together.

First Floor Landing

Solid oak doors to the bedrooms and bathroom, triple glazed window to the side with electric shutter blinds

Bedroom One

16' 3" x 10' 3" (4.95m x 3.12m)

A vast bedroom with triple glazed window to the front aspect with electric shutter blinds, warmed with underfloor heating, built in ceiling speakers, solid oak door opening to full walk in closet

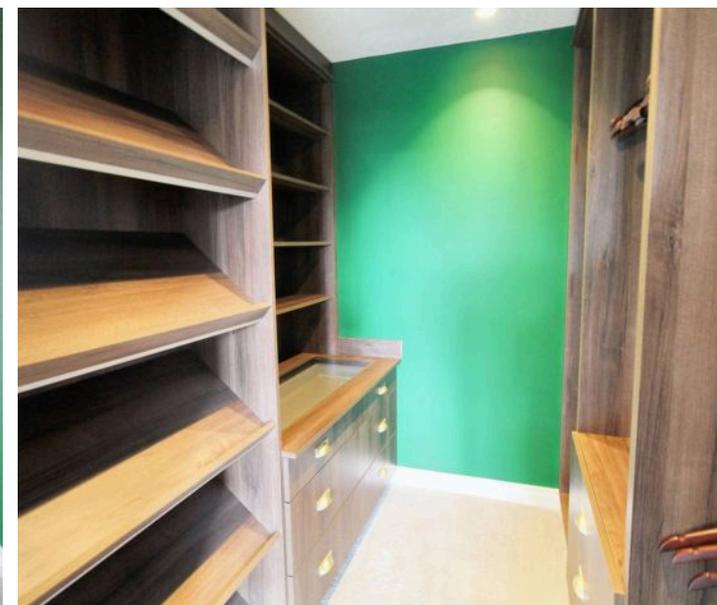
Bespoke Closet / Walk in Wardrobe

Bespoke fitted closet area with wardrobe area, fitted drawers, jewellery/watch display case with lights and shoe display storage area

Bedroom Two / Home Office

6' 7" x 5' 10" (2.01m x 1.78m)

PVC triple glazed window to the front aspect with electric shutter blinds, warmed with underfloor heating



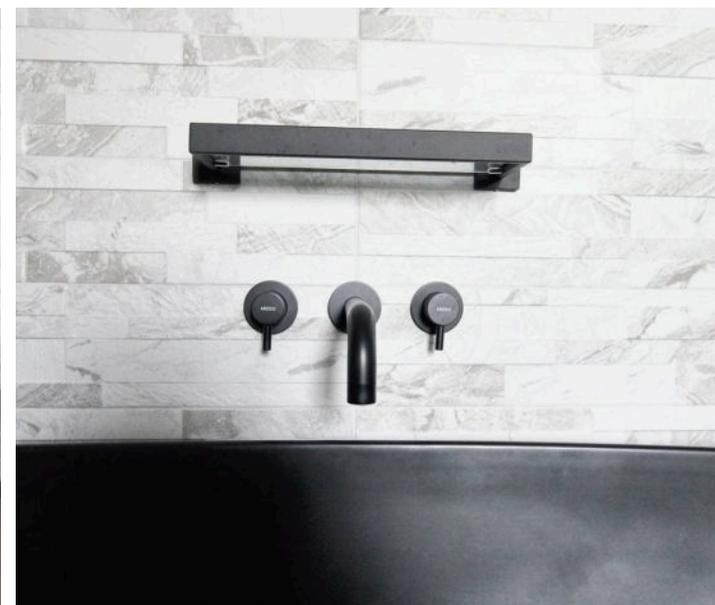
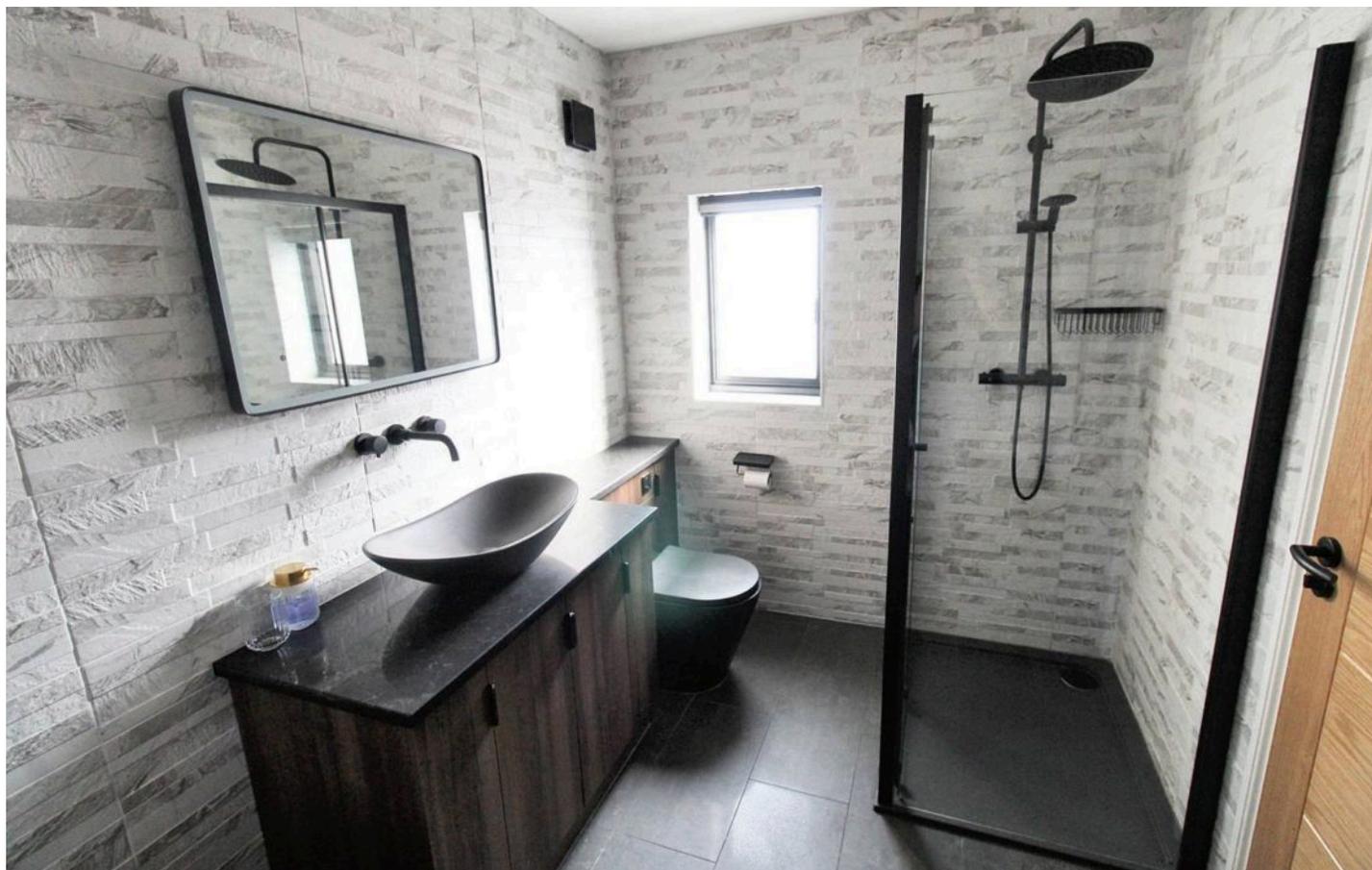
Bathroom

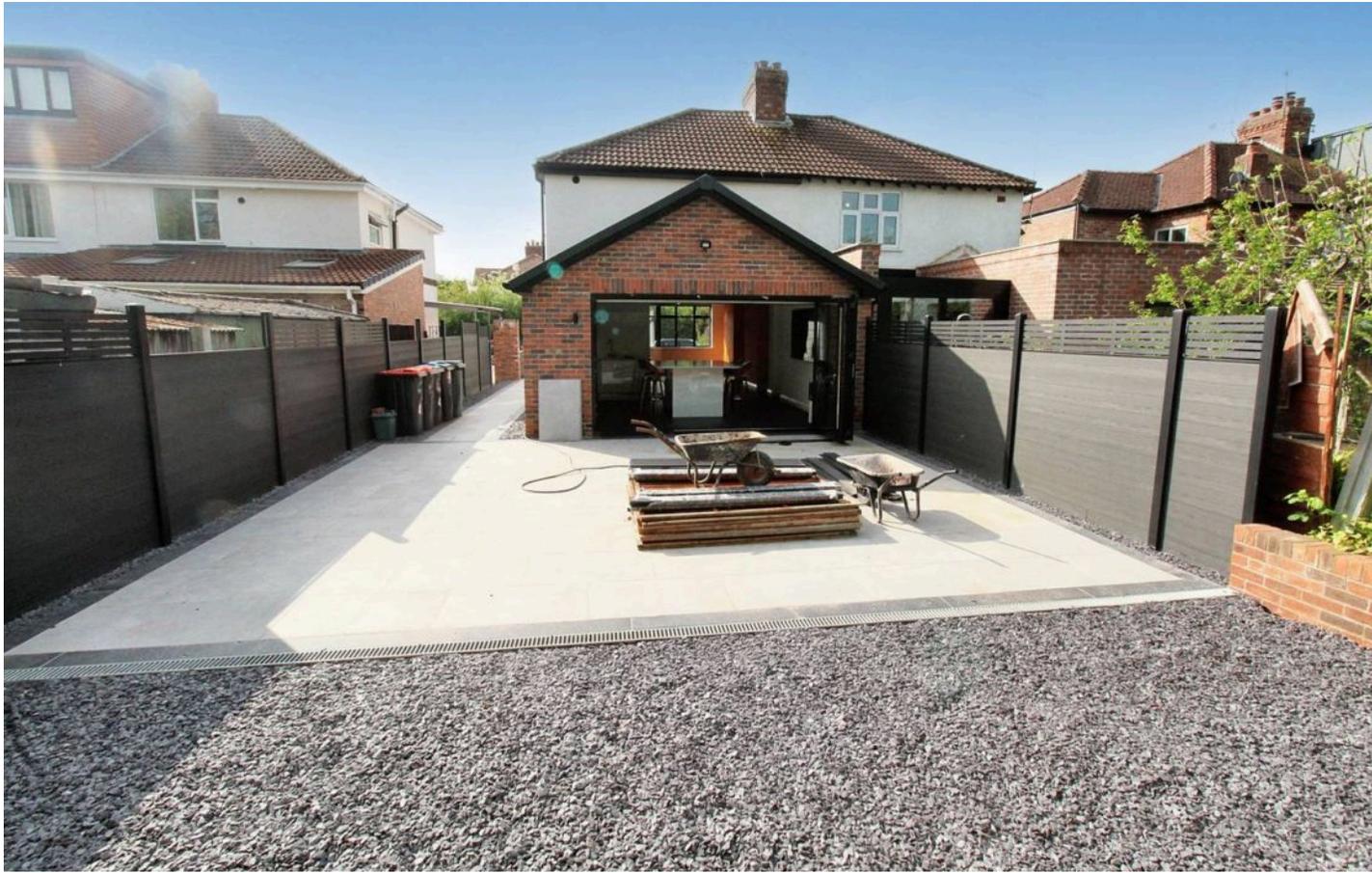
9' 6" x 6' 6" (2.90m x 1.98m)

A modern, sleek, black 4 piece suite comprising a walk in shower cubical with power shower and additional rain drencher shower attachment, freestanding bath with wall mounted mixer tap, circular sink with wall mounted mixer tap and vanity cupboards under and close coupled WC, tiled walls and floor warmed with underfloor heating, wall mounted towel radiator, obscure triple glazed window to the side with electric shutter blinds,

Key Information

This stunning property has been extensively refurbished and configured to provide a perfect social hub, with excellent access into Chester City Centre. Finished to an extremely high standard the property boasts a full smart home system which can be controlled through a central point such as a smart phone or tablet. plus each room can be individually controlled via wall points. Every window has electric shutter style blinds, and there is mood lighting, and a sound system throughout





REAR GARDEN

An extensively landscaped rear garden offering minimal maintenance with composite fencing, high quality paving area with slate surround, field views to the rear and access to the front via a landscaped passageway, outside tap, outside lights and double external power points

DRIVEWAY

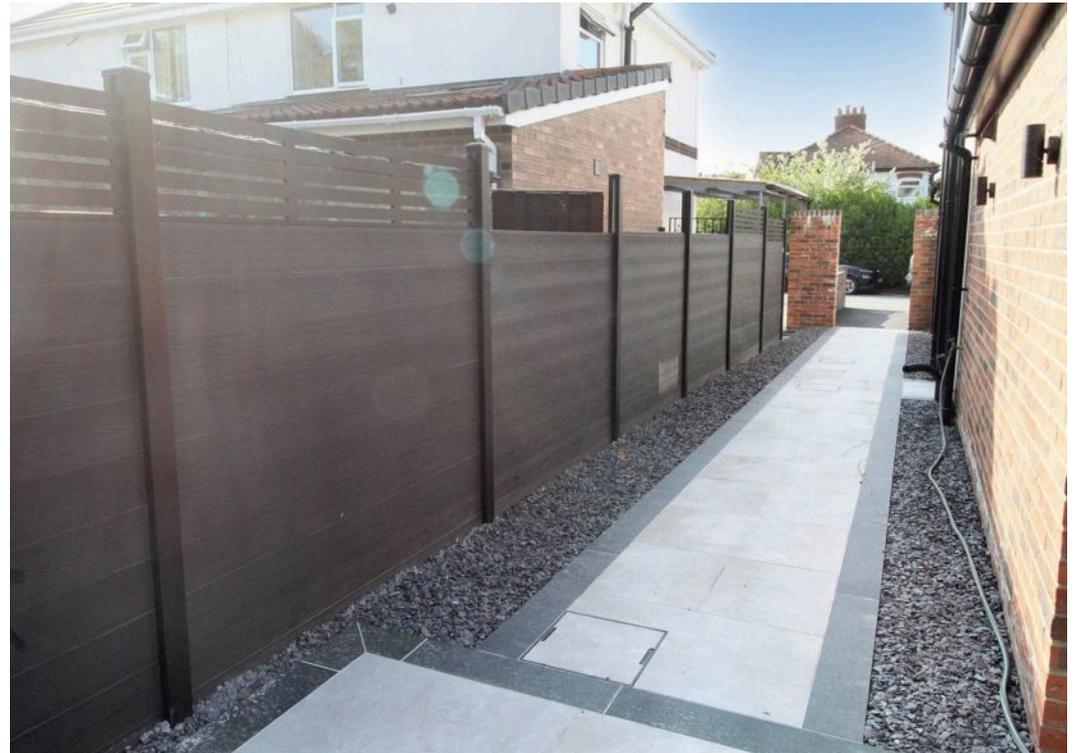
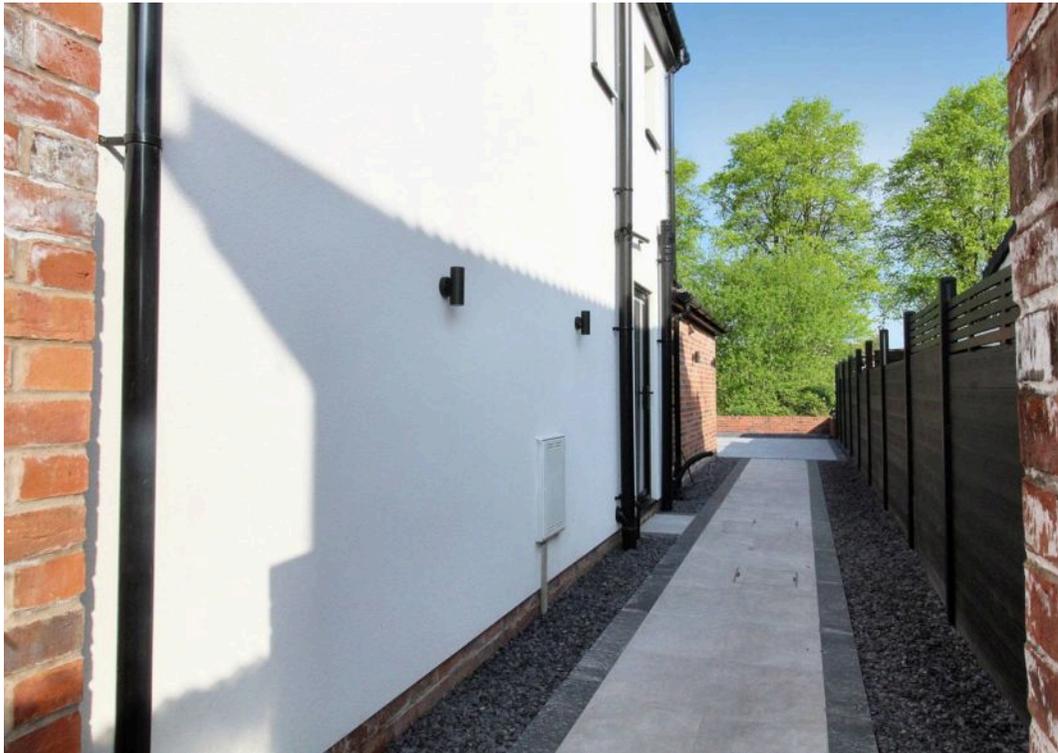
4 Parking Spaces

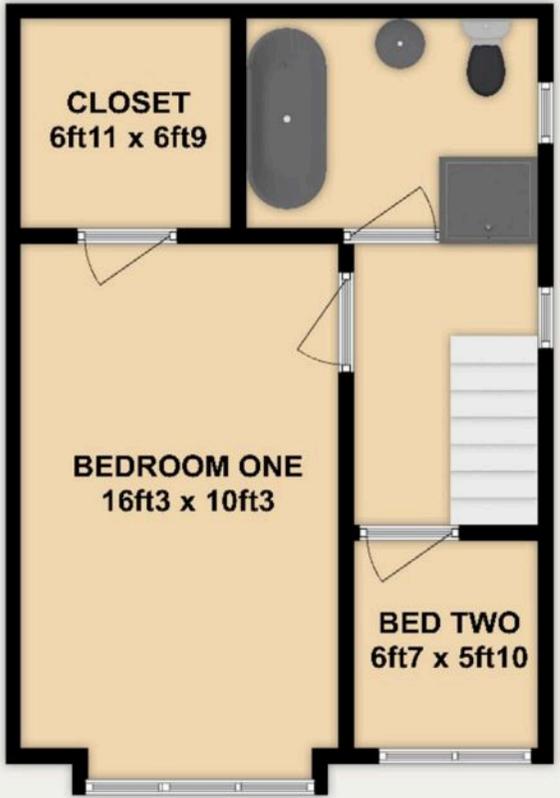
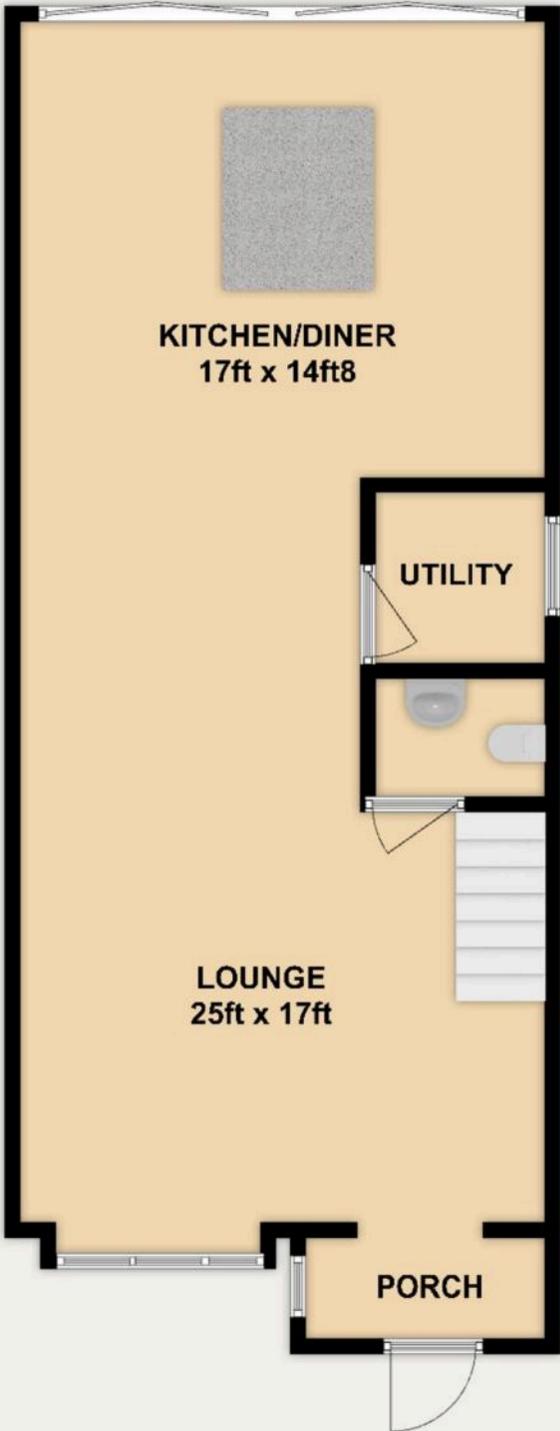
Newly tarmacked driveway offering off road parking for circa 4 vehicles













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