Hazel Drive, Penyffordd

Chester

Offers in Region of **£230,000**

7 Hazel Drive

Penyffordd, Chester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 BEDROOM SEMI DETACHED HOUSE
- FRONT AND REAR GARDENS
- OFF ROAD PARKING AND DETACHED GARAGE
- GREAT ACCESS TO LOCAL SCHOOL, SHOPS AND BARS
- HIGHLY DESIRABLE VILLAGE LOCATION
- PERFECT FAMILY HOME CLOSE TO LOCAL PARK
- LOUNGE, HOME OFFICE AND CONSERVATORY
- SUMMER HOUSE WITH POWER POINTS AND LIGHTS
- EASY ACCESS TO CHESTER AND NORTH WALES
- MODERN KITCHEN AND BATHROOM

Entrance Hallway

Doors to lounge, kitchen/diner and opening to the home office, understairs storage cupboard, wall mounted radiator

Home Office

7' 7" x 4' 4" (2.31m x 1.32m)
PVC double glazed window to the side aspect, wall mounted radiator

Lounge

14' 0" x 10' 9" (4.27m x 3.28m)
PVC double glazed box bay window to the front aspect, wall mounted radiator, coved ceiling and dual fuel wood log burner

Kitchen / Diner

19' 4" x 8' 0" (5.89m x 2.44m)
A modern and stylish kitchen comprising a range of wall, drawer and base units, worktop with inset ceramic sink unit with mixer tap, integrated fridge and freezer, plumbing for washing machine and dish washer, built in over with hob over and canopy extractor fan above, built in eye level microwave, tiled splash backs, wood laminate floor, wall mounted radiator, PVC double glazed window to the rear aspect, PVC door opening to the boot room, opening to the conservatory

Boot Room

PVC double glazed door opening to the rear garden, wood laminate floor, PVC double glazed window to the side aspect

Conservatory

11' 6" x 8' 10" (3.51m x 2.69m)

PVC double glazed windows to both sides and rear, PVC double glazed french doors opening to the rear garden, wall mounted radiator

First Floor Landing

PVC obscured double glazed window to the side, Oak doors to the bedrooms and bathroom, access to the roof space

Bedroom One

14' 0" x 10' 9" (4.27m x 3.28m)

PVC double glazed window to the front aspect, built in 4 door sliding wardrobes, wall mounted radiator

Bedroom Two

10' 10" x 9' 11" (3.30m x 3.02m)

PVC double glazed window to the rear aspect, wall mounted radiator

Bedroom Three

8' 7" x 7' 8" (2.62m x 2.34m)

PVC double glazed window to the front aspect, wall mounted radiator

Family Bathroom

8' 1" x 4' 8" (2.46m x 1.42m)

A modern suite comprising a panelled bath with shower plumbed in over, wall mounted wash hand basin and close coupled WC, obscure PVC double glazed window to the rear, tiled walls, airing cupboard housing wall mounted combination boiler

Summer House/ Garden Room

13' 8" x 8' 2" (4.17m x 2.49m)

A timber built spacious summer house accessed via double doors with power points and lights, currently enjoyed with a hot tub and home bar area
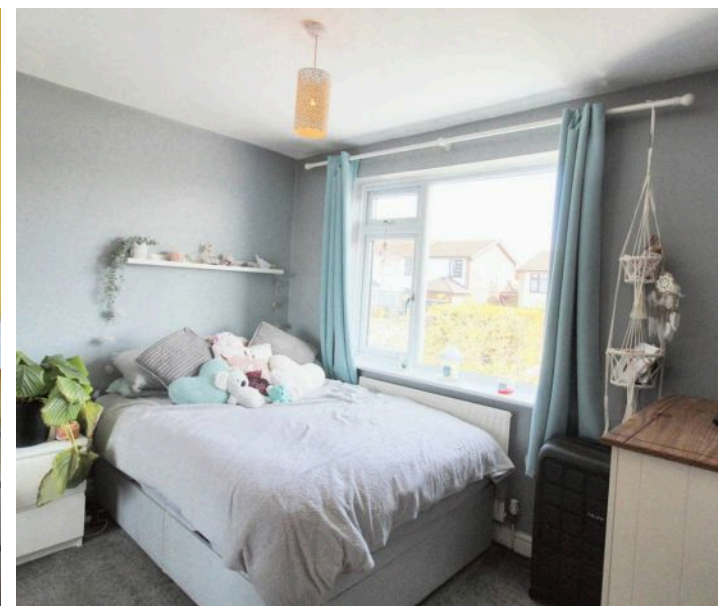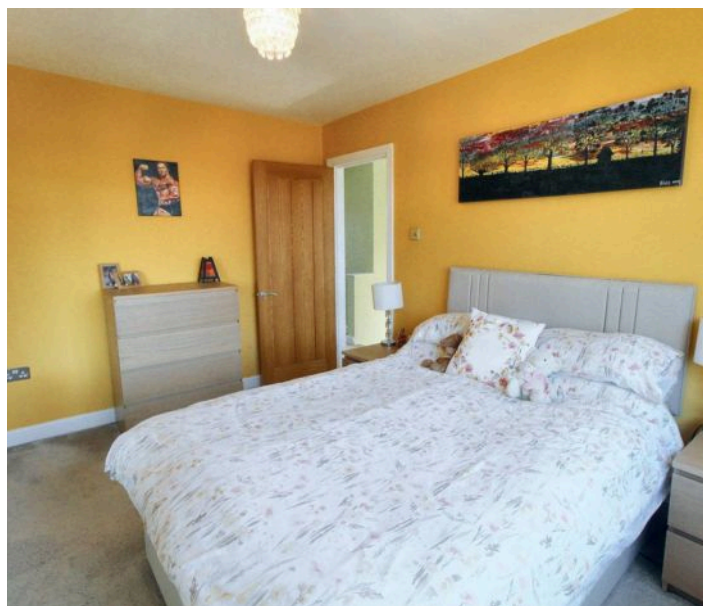
FRONT GARDEN

Set off a private pathway the front garden is a beautiful, quiet and private area laid to lawn with timber fencing surround, mature shrubs and a pathway leading to stone steps. Accessed to the rear garden via a timber gate

REAR GARDEN

A low maintenance idyllic garden laid to decorative Indian stone paving with timber fencing surround, pedestrian access to a detached garage, access to a timber summer house/garden room and access to the rear boot room via stone steps. There is also gated access to the rear driveway
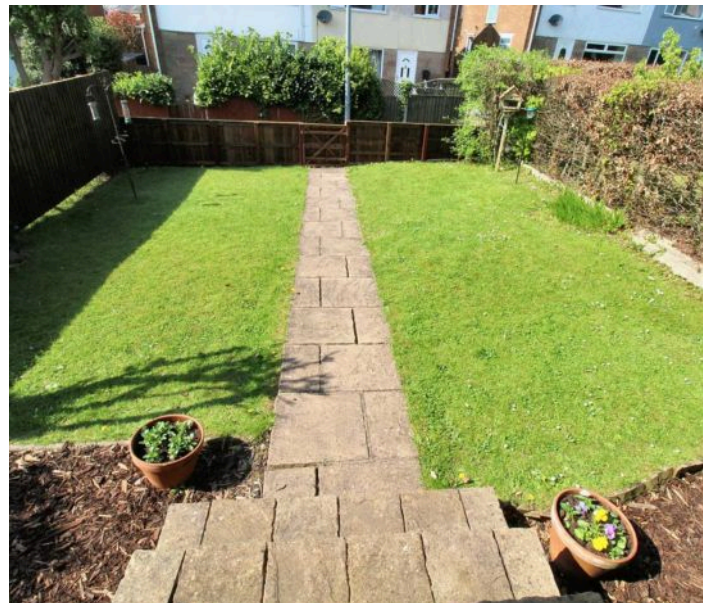
GARAGE

Single Garage

Accessed via a roller shutter door from the front and pedestrian access from the rear garden with power points and lights
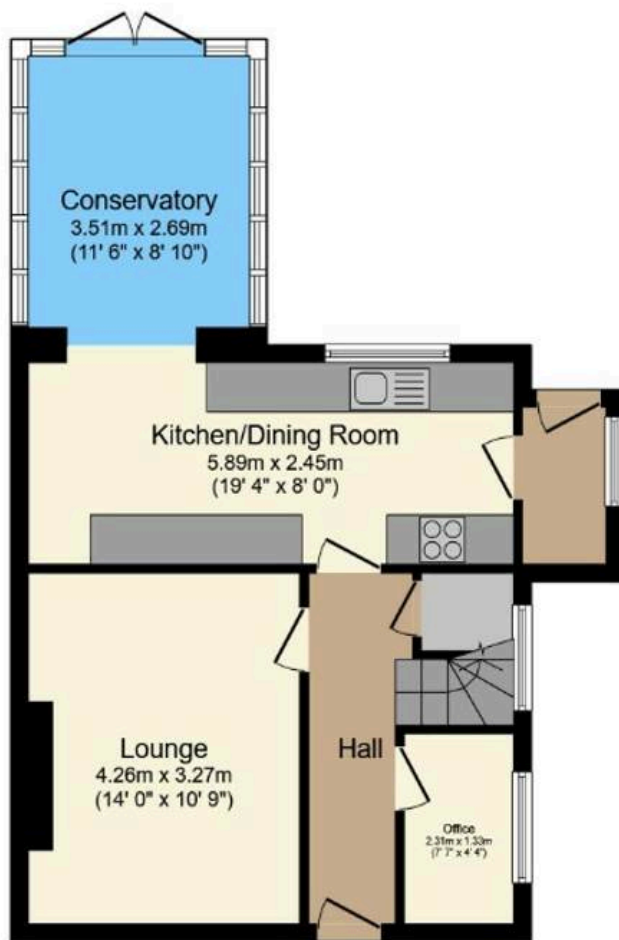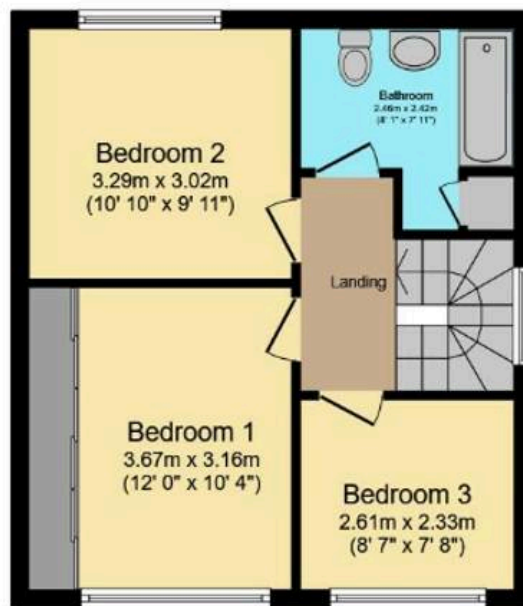
DRIVEWAY

1 Parking Space

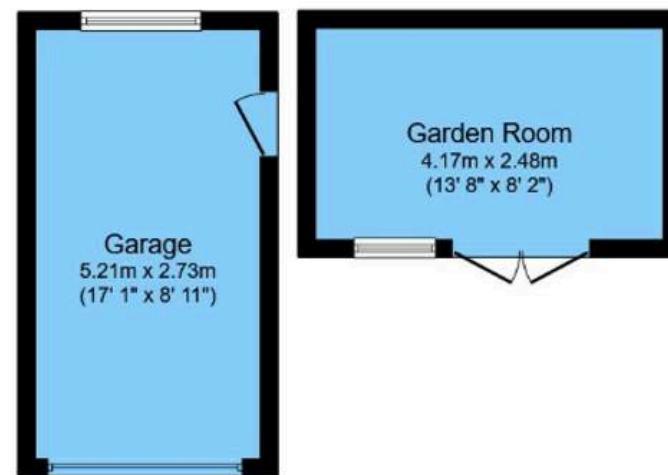Hardstanding offering off road parking

Ground Floor

Conservatory
3.51m x 2.69m
(11' 6" x 8' 10")

Kitchen/Dining Room
5.89m x 2.45m
(19' 4" x 8' 0")

Lounge
4.26m x 3.27m
(14' 0" x 10' 9")

Hall

Office
2.31m x 1.33m
(7' 7" x 4' 4")

First Floor

Bedroom 2
3.29m x 3.02m
(10' 10" x 9' 11")

Bathroom
2.46m x 2.42m
(8' 1" x 7' 11")

Landing

Bedroom 1
3.67m x 3.16m
(12' 0" x 10' 4")

Bedroom 3
2.61m x 2.33m
(8' 7" x 7' 8")

Outbuilding

Garage
5.21m x 2.73m
(17' 1" x 8' 11")

Garden Room
4.17m x 2.48m
(13' 8" x 8' 2")

SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

If you would like to arrange a viewing please contact

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