



1 Meadow Court, Mollington, Chester, Cheshire, CH1 6NR

Offers In Excess Of £650,000

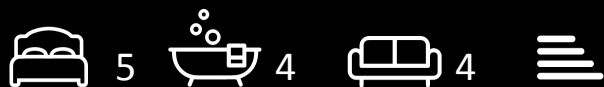
- No Onward Chain
- Ensuite Bathroom
- Detached Property
- Detached Garage
- Five Bedrooms
- Call 01244 380 380 To View

1 Meadow Court, Chester CH1 6NR

Nestled away within this highly desirable Mollington cul-de-sac location. We are delighted to offer for sale this impressive detached family home, situated on a sizeable plot this is a home for all the family to enjoy. Benefiting from a large private enclosed rear garden, a perfect place to enjoy and entertain family and friends.

Once inside the welcoming hallway, you will notice the well proportioned rooms, two formal reception rooms, dining room, kitchen/breakfast room, utility, two downstairs WC's and family room. To the first floor is a landing area, principle bedroom with en-suite, four further bedrooms and family bathroom/WC.

Externally having a driveway allowing off road parking and large garage. The rear garden is certainly an added feature, with patio and lawns.



Council Tax Band: G



Living Room

27'6" x 13'5"

Through room with window to front garden & patio doors into rear. Fire place with surround and internal doors into hallway and dining room.

Dining Room

12'11" x 11'11"

Patio doors into rear garden with internal door into hallway.

Kitchen/Breakfast Room

10'10" x 15'7"

A range of wall and base units with worktops and fitted appliances. Space for breakfast table and internal doors into family room and hallway.

Utility Room

6'2" x 9'11"

Window into side garden with worktops and plumbing. Internal doors into family room and utility WC.

Utility WC

6'2" x 3'5"

Family Room

9'11" x 17'9"

Windows into side and rear garden. Patio doors opening into garden with door to a small porch.

Sitting Room

11'11" x 10'11"

Bay window into front garden. Internal door into main hallway.

Downstairs WC

3'8" x 5'10"

Bedroom One

12'2" x 11'11"

Window into rear garden with wardrobe space and en-suite.

Bedroom One Ensuite

5'10" x 9'7"

Bedroom Two

13'5" x 11'11"

Window into rear garden and wardrobe space.

Bedroom Three

9'1" x 13'5"

Window into front garden and wardrobe space.

Bedroom Four

9'0" x 10'10"

Window into front garden and wardrobe space.

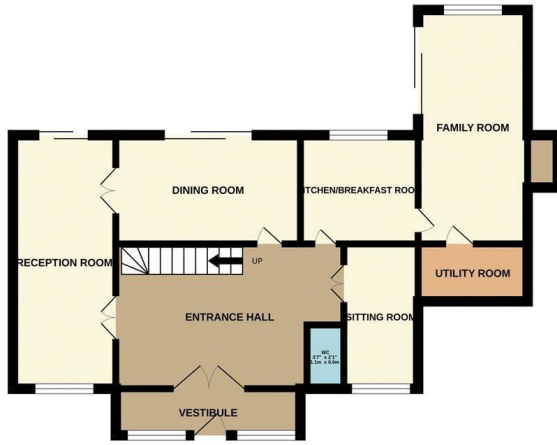
Bathroom

7'7" x 7'9"

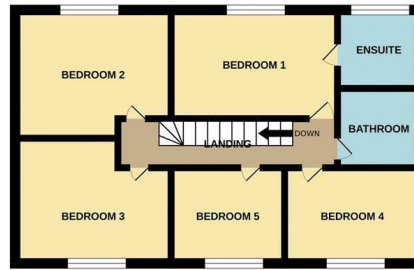
Garage

27'0" x 18'1"

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

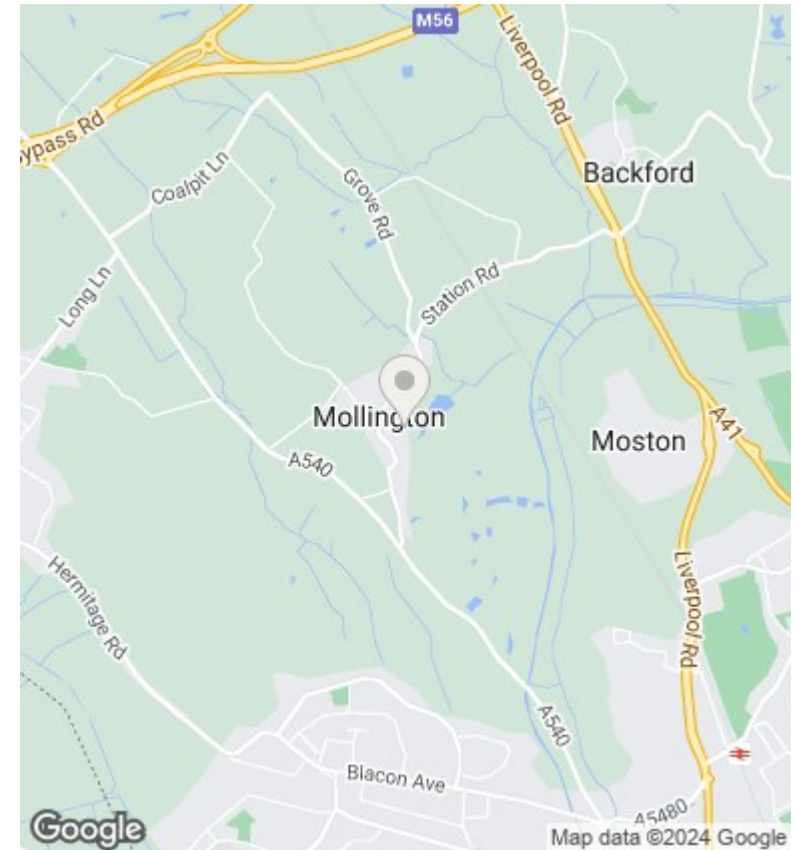


1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01244 380 380 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	