



CHESTNUT CLOSE, HOOLE, CHESTER

£425,000

- DETACHED HOME IN HOOLE
- WRAP AROUND GARDEN
- DRIVEWAY PARKING
- SITUATED IN HOOLE
- THREE BEDROOMS
- MODERN KITCHEN

DWELL

CHESTNUT CLOSE, HOOLE, CHESTER

3
BED

1
BATH

2
RECEPTION

Tucked away in a quiet cul-de-sac, this detached three-bedroom home offers well-proportioned rooms with turnkey living and a sunny wrap-around garden.

Approached via a block-effect concrete driveway, the property offers ample off-road parking on a front driveway that leads up to the front door. The property opens into a sizeable hallway with stairs leading up to the first floor. To the front of the property is a wonderful living room with a feature cast-iron fireplace and ornate ceiling coving, which flows through to a kitchen-diner.

The kitchen is bright and airy, featuring an extensive range of high-gloss wall, base, and drawer units complemented by stainless steel handles. There are a range of appliances, including a built-in oven, hob, and extractor hood, along with ample work surface space incorporating an inset ceramic single-drainer sink unit with mixer tap, integrated dishwasher, washing machine, and fridge/freezer. The kitchen flows openly into a dining area. There is also a conservatory with French doors leading out to the garden.

Upstairs, the principal bedroom is located at the front and is a spacious double with plenty of natural light from a large window. The second

bedroom overlooks the garden and is also a double room. Bedroom three is currently setup as a home office but would make a single bedroom. The bathroom has fully tiled walls and features a large quadrant shower, vanity sink, and WC. The property also benefits from a fully boarded loft with a pull-down ladder; the Worcester combi boiler is also located in the loft.

Outside, this home boasts an attractive wrap-around garden that is a real suntrap. There are two patio areas, a lawn, and mature borders, with multiple seating areas to catch the sun all day long. The garden also includes excellent storage options: a timber-built garden room with electricity, ideal as a home office, gym, or relaxation space; a large timber shed currently set up as a workshop; and, off the driveway, an Asgard steel motorbike store that fits neatly down the side of the house.

Chestnut Close is located just off Hoole Lane. Hoole, situated to the east of Chester, is now regarded as one of the city's most desirable and vibrant suburbs. Its main shopping areas, Faulkner Street and Charles Street, offer a wide range of local amenities including a pharmacy, dry cleaners, post office, butcher, greengrocer, fishmonger, bakery, and a Sainsbury's Local, along with a

selection of cafés, bars, restaurants, and traditional pubs. A newly opened Co-op Food store adds to the convenience. Hoole also offers attractive green spaces such as Alexandra Park with its tennis courts, bowling greens, and children's play area-and the Coronation Playing Fields.



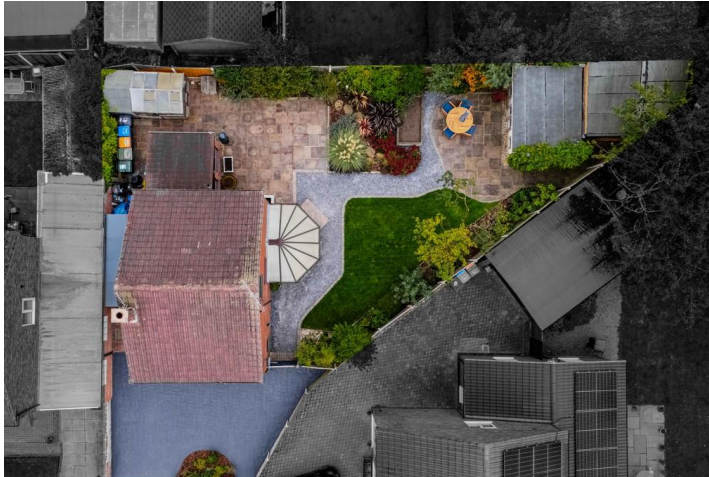
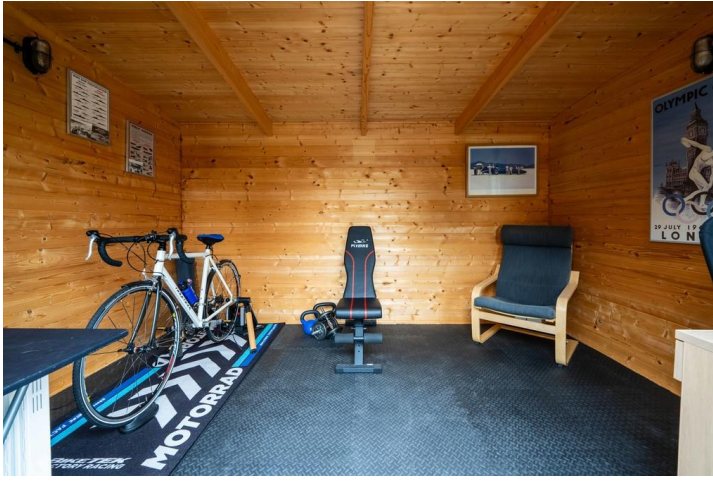






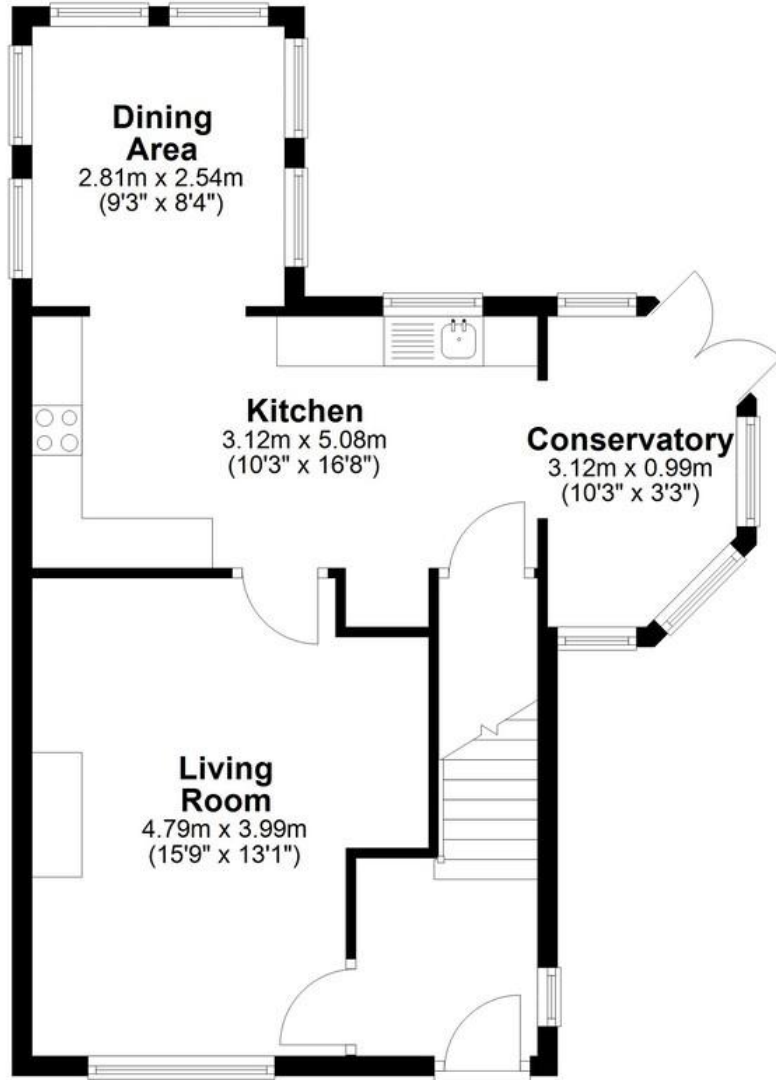
DWELL
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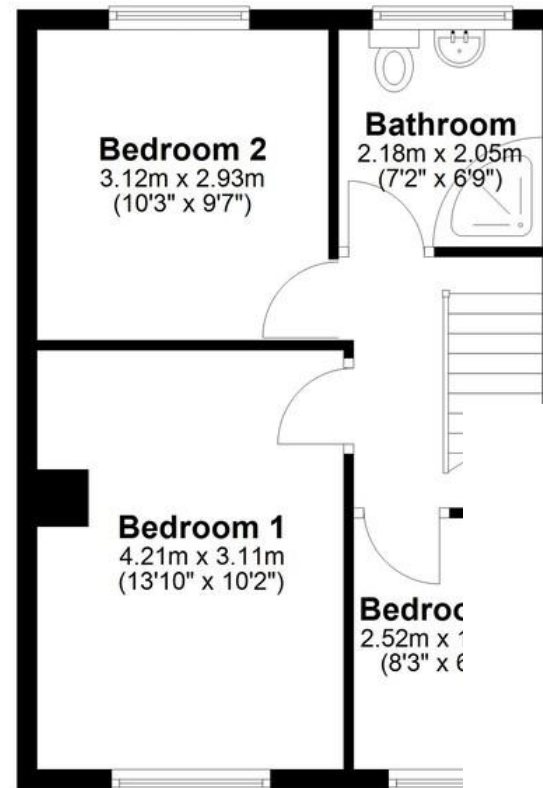


DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 950 sq ft / 88 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX

Band D

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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