

# Town & Country

Estate & Letting Agents

Radnor Drive, Westminster Park

£425,000



This is a 4-bedroom detached family home in a desirable Chester suburb. It has gas central heating, UPVC double glazing, and a brick-block driveway leading to a garage. The ground floor includes an entrance vestibule, living room, cloakroom WC, dining room, kitchen, and utility room. The first-floor landing provides access to all four bedrooms, with the principal and second bedrooms sharing a Jack and Jill ensuite shower room. The rear garden features a patio area, vegetable garden, and lawn with shrubbed borders, with a single garage.

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## DESCRIPTION

This well-maintained and beautifully presented four-bedroom detached family home is situated in a highly desirable and family-friendly suburb of Chester. The property boasts gas central heating and UPVC double glazing throughout and comprises an entrance vestibule, living room, cloakroom WC, dining room, kitchen and utility room. The first-floor landing provides access to the family bathroom and all four bedrooms, with the principal and second bedrooms sharing a Jack and Jill ensuite shower room. Externally, the property features a brick-block driveway leading to a single garage, a well-stocked shrubbed garden, and gated side access leading to a lovely sunny Southwest-facing rear garden. The rear garden features a paved patio area, a vegetable garden, and a central lawn area with shrubbed borders.



## LOCATION

A sought-after address within the highly regarded area of Westminster Park, easy access is enjoyed to Chester city centre, which is within walking distance or a short car journey. Belgrave Primary School is within a short walk, which has a very good reputation and local secondary schools include Queens Park High and Catholic High School. The Independent schools of Kings and Queens are also within easy reach. Other near by amenities include the Chester Business Park, Curzon Park Golf Course, and the A55 southerly bypass with its links to the M53/M56 motorway network. The public Westminster Park is also within walking distance and has extensive fields, play area for children and BMX bike track. Westminster Park is also serviced by a highly regarded local shopping parade.

## DIRECTIONS

From the Chester Branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 2nd exit onto Lache Lane, turn left onto Radnor Drive. The destination will be on the right.



## VESTIBULE

The properties entered through UPVC double glazed front door, which opens to a ceramic tile. West view, floor to ceiling, cloaks/storage cupboard, and an oak internal door opening to the living room.



## LIVING ROOM

19'6" x 11'10"

The living room features a generously-sized window, positioned to overlook the front of the property, which provides natural light to the space. The room is heated by two radiators, and the staircase leading to the first floor is constructed with a pine banister and balustrades. An eye-catching central living flame gas fire is present, supported by a marble hearth and an Adam-style surround. The dining room can be accessed through double oak doors with glazed inserts, while an inner hallway is accessible through a single oak door with glazed inserts.



## HALLWAY

The hallway features timber laminate flooring, stairs, and storage space, with an oak door providing access to the cloakroom WC.



## CLOAKROOM WC

installed with a dual flush, low-level WC, along with a wash hand basin with multicolour, tiled splashback, a radiator, timber laminate flooring, inset downlights set within the ceiling, and then opaque window faces. The rear elevation.



## KITCHEN

13'0" x 8'5"

The kitchen is equipped with an attractive array of shaker-style wall, base, and drawer units, complemented by stainless steel handles. The wood-effect worktops feature a breakfast bar and house a stainless steel single drainer sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven and a fibreglass hob with an extractor hood above. Other notable features include a floor-to-ceiling storage cupboard, timber laminate flooring, recessed downlights within the ceiling, a window facing the rear elevation, and oak internal doors that open to the dining room and utility room.



## DINING ROOM

10'2" x 12'5"

With timber laminate flooring, a radiator and UPVC double glazed French doors opening to the rear gardens paved patio area.

## UTILITY ROOM

8'5" x 4'5"

The Utility room is equipped with ample space and plumbing for accommodating a washing machine and dryer, along with a convenient work surface above. The room features wall-mounted cabinets with stainless steel handles, partially tiled walls, a radiator, corn belt, and a Belfast sink with a mixer tap. The floor is made of timber, while the ceiling houses recessed spotlights. The UPVC double glazed door opens lead out to the rear garden.

## FIRST FLOOR LANDING

The first floor landing area maintains a consistent aesthetic with the living room's oak banister balustrades. This area features an opaque window, facing the side elevation, and provides access to the loft. The landing leads to oak doors which open to all four bedrooms and the family bathroom. The principal bedroom shares a Jack and Jill ensuite with bedroom two.





## PRINCIPAL BEDROOM

13'0" x 9'8"

The principle bedroom features a window with a view of the rear elevation, a radiator and an Oak door that provides access to the Jack and Jill ensuite shower room.



## BEDROOM THREE

A double aspect room with windows to both front and rear elevations, with plantation shutters and a radiator.



## EXTERNALLY

The property can be accessed via a brick block driveway that leads to well-stocked and aesthetically pleasing shrub front gardens, featuring a central circular paved area and an external light located at the side of the front door. Additionally, the property offers an electrical vehicle charger and timber side access that leads to the rear garden. The south-westerly facing rear garden is highly desirable, featuring a bungalow at the rear. The garden is immaculately presented and boasts a central area with shrub borders, a paved patio, and a vegetable garden. The property offers a storage area along one side, with external lighting, power supply, and a water supply.

## GARAGE

A single garage with up and over door, power and light along with the side access door. There is also an electric car charging point.

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars. Tenure: Freehold  
Council Tax Band: E £2652

## MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



## ENSUITE SHOWER ROOM

8'0" x 2'7"

The ensuite shower room is installed with a shower enclosure featuring a thermostatic shower, along with a corner wash hand basin. The walls are fully tiled and the ceiling is equipped with recessed downlights and an extractor fan.



## BEDROOM FOUR

6'10" x 7'8"

The fourth bedroom features timber laminate flooring, a fitted desk, and wall units, as well as shelving and a radiator. A window to the front elevation, equipped with plantation shutters, allows natural light to flood the space.



## BEDROOM TWO

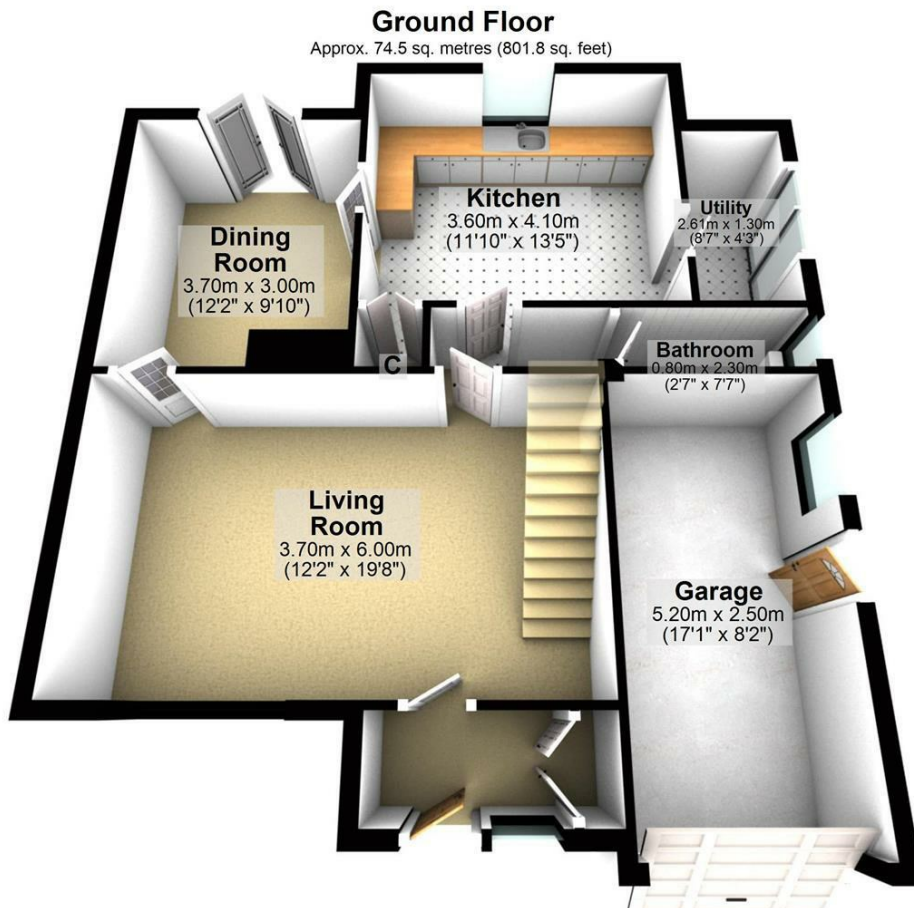
The second bedroom boasts a window that faces the front elevation, complete with plantation shutters. Additionally, a radiator has been installed to ensure optimal comfort. An oak door, which opens to the Jack and Jill ensuite shower room.



## BATHROOM

7'9" x 6'4"

The bathroom has been fitted with a contemporary three-piece suite. The suite includes a panel bath equipped with a mixer tap and a handheld shower extension, a dual flush low-level WC, and a wash hand basin. The bathroom features a chrome heated towel rail, radiator, fully tiled walls, recessed downlights within the ceiling, and an opaque window facing the rear elevation.



Total area: approx. 128.8 sq. metres (1386.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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