

# Town & Country

Estate & Letting Agents

Norwood Drive, Westminster Park

No Onward Chain £475,000



This detached three bedroom bungalow situated within the popular suburb of Westminster Park offers any prospective purchaser the opportunity to live on one level with the advantage of driveway parking and a beautifully maintained private rear garden.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900



## DESCRIPTION

Located within the highly desirable suburb of Westminster Park offering easy access to the city centre, local motorway networks and the wealth of day-to-day facilities, this beautifully maintained, detached, light and spacious bungalow enjoys the benefits of both gas central heating along with UPVC double glazing. The property comprises a vestibule entrance hall, an L-shaped living room with a conservatory off, a contemporary kitchen, a modern shower room along with three good size bedrooms. The principal enjoys ensuite facilities. Externally, positioned to the front of the property is a well-tended lawn and shrubbed garden with a long shared driveway leading alongside the property to a double garage with an electric roller door. Gated access to the rear garden can be gained from either side of the property, leading to a beautifully landscaped garden boasting a variety and wealth of plants, shrubs and trees along with the central lawn, paved pathways and patio area.



## FRONT GARDEN AND DRIVEWAY

## LOCATION

A sought after address with easy access 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

Head south on Lower Bridge Street towards St. Olave Street, turn right onto Castle Street, at the roundabout, and take the first exit onto Grosvenor Road/A483, continue straight to stay on Grosvenor Road/A483, at the roundabout, take the second exit onto Lache Lane, turn left onto Vincent Drive, continue straight onto Dennis Drive, turn left onto Norwood Drive, the property will be on the left.

## VESTIBULE

A double-glazed door opens to the vestibule with a timber-panelled glazed internal door opening to the reception hall.

## RECEPTION HALL

With glazed double doors opening to a cloak/store cupboard, with access to the loft with a ladder already installed, further glazed double doors opening to the living room, a single glazed door opening to the kitchen and bedroom, two further doors opening to the principal bedroom, third bedroom and the shower room.



## LIVING ROOM

An L-shaped living/dining room with an electric fire, tiled hearth with mantle above, two radiators, a window to the rear elevation and UPVC double-glazed French doors opening to the conservatory.



## KITCHEN

11'8 x 9'3

The kitchen is installed with an array of attractive contemporary wall, base and drawer units, which are complimented by stainless steel handles, wood grain effect work surfaces and a breakfast bar. The worktop houses a stainless-steel single-drainer sink unit with a mixer tap, tiled splashback and a serving hatch to the dining room. Integrated appliances include a stainless-steel oven with a warming drawer below, a hob and extractor hood. There is a wall-mounted heated towel rail, a window to the side elevation and a door opening to the side elevation of the property.



## LOUNGE/DINING ROOM

23'7 x 17'3



## CONSERVATORY

21'6 x 10'3

An L-shaped conservatory constructed of a low brick wall with a double-glazed timber frame, ceramic tile flooring and a radiator. Both French and a single door open out to the rear garden and a glazed internal door opens to the garage.



## PRINCIPAL BEDROOM

11'4 x 11'10

The principal bedroom has a fitted wardrobe, a window facing the front elevation, a radiator below and an internal door opening to the ensuite.



## ENSUITE

8'7 x 5'5

Installed with a modern white three-piece suite comprising a corner shower enclosure with an electric shower and extractor fan above, a low-level WC and a pedestal wash hand basin, the walls are partially tiled with a chrome heated towel rail, recessed downlights set within the ceiling and a window facing the side elevation, the ensuite also has plumbing for a washing machine.





## BEDROOM TWO

11'3 x 8'4

Having a built-in double wardrobe with sliding mirror doors, a window facing the front elevation with a radiator below.



## BEDROOM THREE

8'5 x 8'1

With a window facing the side elevation and a radiator below.



## SHOWER ROOM

8'2 x 5'7

Originally built as a bathroom, however, the bath has been removed and replaced by a double shower enclosure with a thermostatic shower, a dual flush low-level WC, a pedestal wash hand basin, partially tiled walls with a heated towel rail and recessed downlights set within the ceiling. A glass round panel in the ceiling provides additional natural light.

## GARAGE

16'7 x 15'3

Accessed via an electric roller door and housing a wall-mounted gas Vaillant boiler with an opaque window facing the side elevation and access to loft storage above.



## EXTERNALLY

Externally, to the front of the property is a well-attended lawned, gravelled and well-stocked front garden, which runs alongside the driveway leading to the double garage and front door. Gated access to the rear garden can be gained from either side, and the rear garden has been beautifully landscaped with a range of colourful varied plants, shrubs and trees, a central lawn garden and paved patio area with pathways, a gravel garden with shrub borders, all enclosed by a combination of brick walling and timber fence panels. The garden also benefits from an external light and water supply.



## REAR GARDEN



## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: E £2783

## 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.

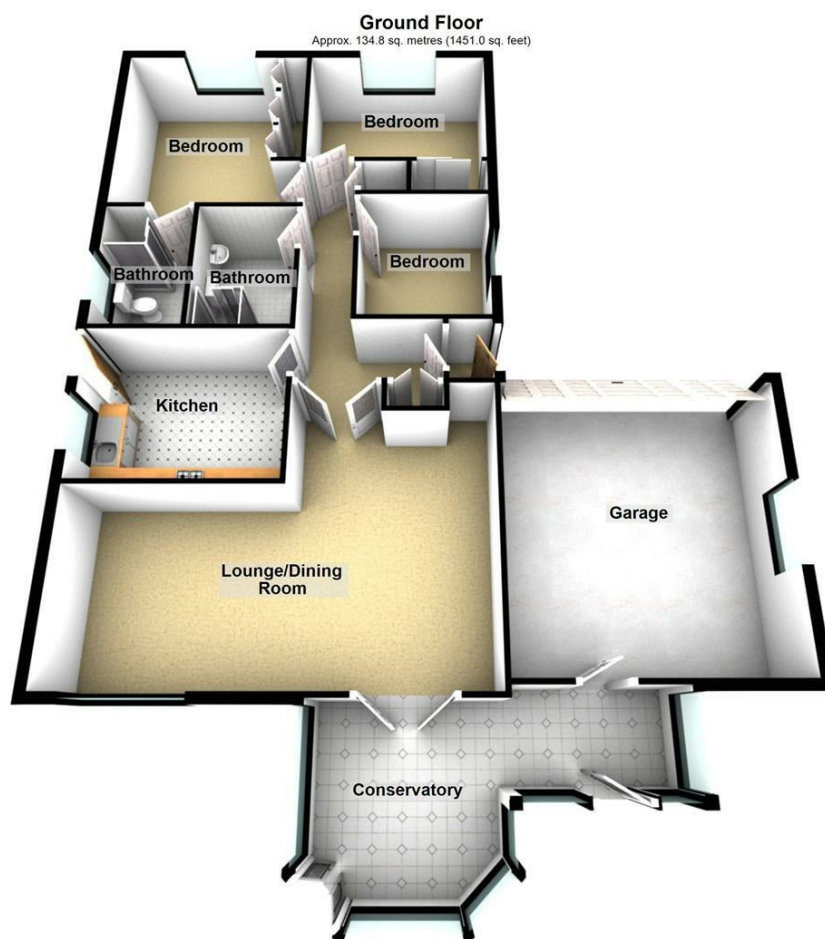
## SUBMIT AN OFFER

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

## 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.**



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>87</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>71</b>                                                                                                     |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.