

# Town & Country

Estate & Letting Agents

Green Lane, Vicars Cross

£460,000



Nestled in the sought-after suburb of Vicars Cross, this impressive detached house occupies a prime corner plot, offering a delightful view of the playing fields at the rear. This property is perfect for families seeking both space and comfort, featuring two generous reception rooms.

With gas central heating, double glazing, and solar panels, this home combines modern comforts with energy efficiency. This property is a rare find in a desirable location, making it an excellent opportunity for those looking to settle in Chester.

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

TEL: 01244 403900





## DESCRIPTION

Occupying an enviable corner plot with playing fields to the rear, this extended detached property is situated in a highly desirable suburb of Chester. Benefiting from gas central heating, double glazing and solar panels. The accommodation briefly comprises an open-plan L-shaped kitchen, dining and sitting room, a study, a hallway with access to the conservatory, and a spacious living room. The first floor landing provides access to four bedrooms and a well-appointed shower room.

Externally, the property features lawned gardens to the front, enclosed by conifer hedging. A paved pathway leads past an ornamental pond into the rear garden, which includes a lawn with shrub borders, paved and gravel seating areas, and access to a detached double garage and off-road parking.



## LOCATION

Situated in a popular location of Vicars Cross, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. Chester city centre is approximately 10 minutes travelling distance by car. Easy access is also enjoyed to the outer ring road and the links to the M53/M56 motorway networks. This property truly represents a wonderful opportunity to acquire a family home in a desirable area of Chester.



## OPEN PLAN KITCHEN, DINING AND SITTING ROOM

22'9 x 22'6

This open plan area includes a seating space with wood block flooring, a radiator, and windows to the rear and side elevations. The ceiling features recessed downlights and a timber-framed double-glazed skylight.

The kitchen/diner is fitted with a range of oak-style wall, base and drawer units with ornamental handles, offering ample work surface space. The design incorporates a breakfast bar and houses a stainless steel single drainer sink unit with a mixer tap. Integrated appliances include a stainless steel double oven, hob and extractor

fan. There is space beneath the units for a fridge and freezer, along with plumbing for a dishwasher and washing machine. Two windows face the front elevation. A wall-mounted Worcester gas combination boiler is also installed. Additional features include recessed ceiling downlights and a double-glazed timber frame skylight. A folding door opens to a storage cupboard, a glazed door leads to the hallway, and another glazed door opens into the study.



## STUDY

12'0 x 9'6

The study includes a radiator, a patio door opening to the rear garden, and a sliding door providing access to the living room.

## HALLWAY

7'2 x 5'0

The hallway features a patio door opening to the conservatory, a glazed door to the living room, and a panel door to the cloakroom/WC. Stairs rise to the first floor accommodation.

## CLOAKROOM WC

4'6 x 4'4

Fitted with a white wash hand basin and low-level WC, the room includes partially tiled walls and an opaque window to the side elevation.



## CONSERVATORY

11'4 x 11'2

Constructed with a low brick wall and a UPVC double-glazed frame, the conservatory has a porcelain tiled floor and integrated French doors opening to the front garden.



## LIVING ROOM

17'10 x 12'3

This spacious room includes a radiator, a patio door to the rear garden, and a living flame gas fire with a tiled and ornate Adam-style surround.

## FIRST FLOOR LANDING

The landing provides access to the loft, a built-in cupboard, and doors leading to all four bedrooms and the shower room.



## SHOWER ROOM

7'5 x 6'2

Fitted with a white three-piece suite, the shower room comprises a corner shower enclosure with a thermostatic shower, low-level WC, and pedestal wash hand basin with mixer tap. The flooring is tiled, and the walls are fully tiled. An opaque window faces the side elevation, and a chrome heated towel rail is installed.





## BEDROOM ONE

11'6 x 10'2

With a window to the rear elevation and a radiator, this bedroom includes a range of wardrobes with triple mirrored sliding doors, woodgrain effect wardrobes, bedside cabinets, and overhead luggage cupboards.



## BEDROOM TWO

11'3 x 9'0

This room features a built-in mirrored wardrobe with sliding doors, woodgrain effect wardrobes, a bedside cabinet, and overhead luggage cupboards. A window faces the front elevation, and a radiator is present.



## BEDROOM THREE

9'9 x 8'4

Includes a radiator and a window facing the rear elevation.



## BEDROOM FOUR

9'7 x 6'9

Fitted with a built-in wardrobe, radiator, and a window to the front elevation.



## EXTERNALLY

The property sits on an attractive corner plot backing onto playing fields. The front garden is predominantly laid to lawn with a scattering of plants and trees, enclosed by conifer hedging. A paved patio path and iron gate open to the side of the property. Along the side is a paved pathway and seating area beside an ornamental pond, which leads to the rear garden. The rear garden continues the paving and features a gravel area, a lawn with shrub borders, and backs onto a communal field.

Timber side access leads to the property's off-road parking, positioned in front of the detached double garage. There are various outdoor lights positioned around the property, along with an external water supply.



## GARAGE

The garage can be accessed from the front through two single up-and-over doors. It is equipped with power and lighting, a UPVC double-glazed window to the side elevation, and a composite pedestrian side access door.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: D £2392

## ARRANGE A VIEWING

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

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

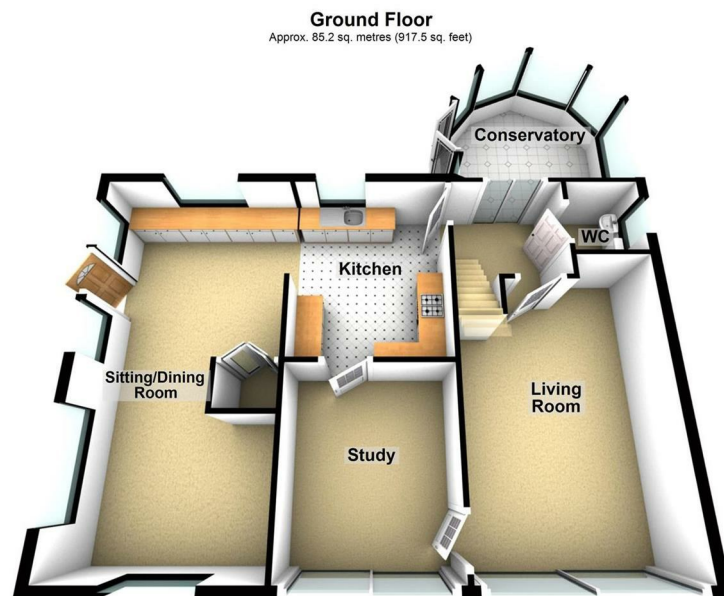
## SUBMIT AN OFFER

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

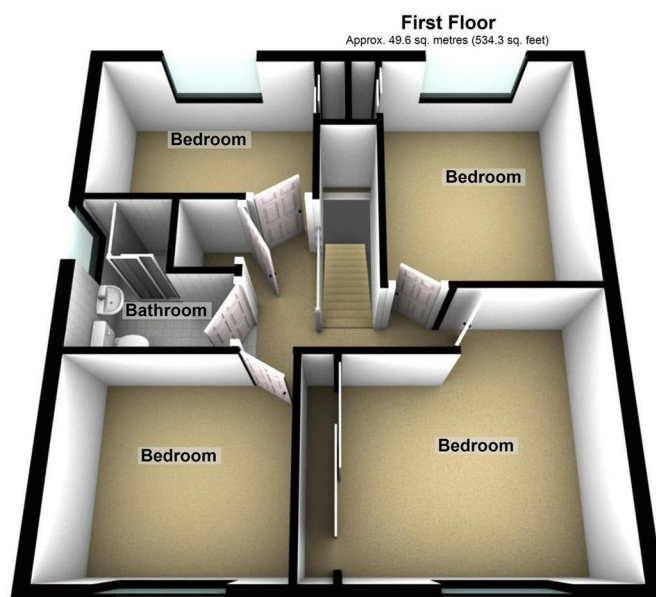
## MORTGAGE SERVICES

Town & Country Estate Agents 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.**



Total area: approx. 134.9 sq. metres (1451.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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.