

# Town & Country

Estate & Letting Agents

Havilland Grove, Sealand

£395,000



Nestled in the desirable Havilland Grove, Sealand, this stunning detached family home, crafted by Anwyl Homes in the elegant Henley style, presents an exceptional opportunity for those seeking a spacious and modern living environment. Set on a larger-than-average plot, this property boasts an abundance of natural light and a well-thought-out layout, perfect for family life. With gas central heating and UPVC double glazing throughout, this home combines comfort with modern living.

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

TEL: 01244 403900

## DESCRIPTION

This beautifully appointed detached family home, built by Anwyl Homes in the Henley style, offers light and spacious accommodation throughout and sits on a larger-than-average plot. Enjoying the benefits of gas central heating and UPVC double glazing, the internal layout comprises: Upstairs, the first-floor landing provides access to a contemporary four-piece family bathroom and four double bedrooms, including a principal suite with en-suite shower room. Externally, the front of the property features a lawned garden with shrub borders and off-road parking in front of a single garage. Gated side access leads to the rear garden, which includes paved pathways, a patio area, gravel storage space, and a lawned garden, all enclosed by timber fencing.



## LOCATION

Deeside Lane, is close to the popular village of Saughall. Saughall lies approximately 4 miles to the North West of Chester and provides a range of amenities including day-to-day shopping facilities, primary schooling, church, hairdressers, pharmacy, doctors surgery and public houses. A regular public transport service operates into Chester City centre and good road links facilitate daily travel to the surrounding areas of commerce and industry.

## DIRECTIONS

From our office on Lower Bridge Street towards St Olave Street for approximately 180 feet. Then, turn right onto Castle Street and continue for 0.1 miles. At the roundabout, take the second exit onto Nicholas Street (A5268) and follow it for 0.3 miles. Turn left onto Watergate Street (A548) and continue along the

A548 for 5 miles. At the next roundabout, take the second exit onto Drome Cor and continue for 0.2 miles. When you reach the following roundabout, take the second exit onto Welsh Road (B5441) and drive for 0.4 miles before turning left. After 0.5 miles, at the next roundabout, take the first exit onto Airfield Road. After 331 feet, turn left onto Bayley Road, then make a right turn onto Havilland Grove.

## ENTRANCE HALL

14'2 x 6'0

The property is entered via an opaque composite double-glazed door with a small window to the right-hand side. The hallway features marble-effect ceramic tiled flooring, a radiator, and a staircase rising to the first floor with a light oak banister and white balustrade. There is a useful under-stairs storage cupboard, and internal doors lead to the living room, open-plan kitchen/dining/sitting room, and the cloakroom WC.

## CLOAKROOM WC

5'3 x 3'9

Continuing the ceramic tile flooring from the entrance hall, this room includes a dual-flush low-level WC, pedestal wash hand basin with mixer tap, radiator, and an extractor fan.



## LIVING ROOM

17'7 x 11'0

A spacious room with a bay window to the front elevation and a radiator.





## OPEN PLAN KITCHEN/ DINING/SITTING ROOM

28'2 x 11'0

A beautifully generous, light-filled space with continued marble-effect ceramic tile flooring. Two windows overlook the rear elevation, and UPVC double-glazed French doors open onto the rear patio area. The room includes two radiators and an internal door to the utility room.

The kitchen area is fitted with a range of contemporary grey wall, base, and drawer units complemented by black handles. Ample work surface space incorporates a breakfast bar and houses a stainless steel one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a stainless steel double oven, five-ring gas hob with extractor hood above, dishwasher, and fridge/freezer.





## PRINCIPAL BEDROOM

17'4 x 10'4

A spacious room with a bay window to the front elevation, radiator, and internal door leading to the en-suite shower room.



## UTILITY ROOM

6'9 x 5'4

Fitted with matching wall and base units from the kitchen, the utility room includes a work surface with a stainless steel single-draiser sink unit and mixer tap. Below is space and plumbing for a washing machine and space for a dryer. The marble-effect ceramic tile flooring continues, and there is a radiator, a cupboard housing the Ideal Logic gas boiler, and an opaque composite double-glazed door leading to the side elevation.

## FIRST FLOOR LANDING

Featuring the continuation of the light oak banister and white balustrade, the landing includes a radiator, access to the loft, a large built-in storage cupboard, and doors leading to all four bedrooms and the family bathroom.



## ENSUITE SHOWER ROOM

6'6 x 6'4

A modern, L-shaped en-suite comprising a separate shower enclosure with thermostatic shower, dual-flush low-level WC, and pedestal wash hand basin. Additional features include partially tiled walls, heated towel rail, ceramic tile flooring, an opaque window to the front elevation, and ceiling-mounted extractor fan.





## BEDROOM TWO

14'8 x 9'10

With a window to the front elevation and radiator below.



## BEDROOM FOUR

10'0 x 9'8

A double bedroom with a window to the rear elevation and a radiator beneath.



## BEDROOM THREE

10'5 x 11'2

A double bedroom with a window overlooking the rear garden and radiator below.



## BATHROOM

8'2 x 6'5

Installed with a contemporary four-piece white suite, including a separate shower enclosure with thermostatic shower, panelled bath with mixer tap and integrated handheld shower extension, dual-flush low-level WC, and pedestal wash hand basin. The bathroom features a ceramic tiled floor, partially tiled walls, heated towel rail, opaque window to the rear elevation, and a ceiling-mounted extractor fan.



## EXTERNALLY

The property is situated on a generously sized plot, featuring large front and rear gardens. The front garden is primarily laid to lawn, with off-road parking positioned in front of a single garage. Timber side access leads to the rear garden. The rear garden is also predominantly laid to lawn, with a paved pathway and patio area. Additional features include an outside water supply and a gravelled storage area to the side. The entire garden is enclosed by timber fence panels.

## GARAGE

The property benefits from a single garage with an up-and-over door, power, and lighting.

## SERVICES TO PROPERTY

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

Tenure: TBC

Council tax: TBC

## 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.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	