

# Town & Country

Estate & Letting Agents

Havilland Grove, Sealand

£385,000



Situated on the outskirts of a popular modern development, this beautifully presented four-bedroom home occupies a desirable corner plot and has been finished to a high standard throughout. The property offers spacious and versatile accommodation, including an inviting entrance hall, separate living and sitting rooms, and a stylish open-plan kitchen/dining room with integrated appliances and French doors opening onto the garden. Additional ground-floor features include a utility room and cloakroom/WC.

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## DESCRIPTION

Situated on the outskirts of this modern development, the property offers easy access to Chester, Mold, Deeside, and the North Wales coast, along with a variety of nearby amenities. This beautifully presented home must be viewed to be fully appreciated, having been finished to a high standard throughout.

The property benefits from UPVC double glazing and gas central heating. The accommodation briefly comprises an entrance hall with doors to a living room, a separate sitting room, and an attractive kitchen/dining room fitted with a range of contemporary wall, base, and drawer units. A door leads to the utility room, a half glazed back door leads to the driveway and back garden. The utility also provides access to the cloakroom WC



## LOCATION

This home 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.



## ENTRANCE HALL

The property is entered through an opaque, wood-grain effect, double-glazed front door with matching windows to the side and above, opening into a bright and inviting entrance hall. The hall features ceramic tiled flooring, a radiator, and stairs rising to the first-floor accommodation with a light oak banister and white balustrades. Doors open to the open-plan kitchen/dining room, sitting room, and living room.



## KITCHEN/DINING ROOM

20'9 x 11'6

A beautifully presented room with a continuation of the ceramic tiled flooring from the entrance hall. The room benefits from two radiators, windows to the side and front elevations, and uPVC double-glazed French doors opening onto the garden's paved patio area.

The kitchen is fitted with a range of attractive shaker-style wall, base, and drawer units with complementary quartz work surfaces, incorporating a breakfast bar and housing a stainless-steel one-and-a-half bowl sink unit with mixer tap.

Integrated appliances include a gas hob with extractor hood above, a double oven, dishwasher, grill, and fridge/freezer. A door opens to the utility room.



## UTILITY ROOM

6'2 x 6'6

Fitted with wall and base units matching those in the kitchen, with quartz work surfaces housing a stainless-steel single bowl sink unit with mixer tap. There is a cupboard housing the Ideal Logic gas combination boiler, along with space and plumbing beneath the work surface for a washing machine and space for a dryer. The ceramic tiled flooring continues from the kitchen/dining room. The room also benefits from a radiator and a double-glazed door opening to the driveway/ garden.



## CLOAKROOM WC

6'2 x 2'8

Installed with a white dual-flush low-level WC and a corner wash-hand basin with mixer tap and tiled splashback. The room has ceramic tiled flooring, a radiator, and an extractor fan.



## SNUG/OFFICE

11'5 x 6'6

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



## LANDING

With a continuation of the light oak banister and white balustrades from the entrance hall. The landing provides access to the loft, has a radiator, a deep built-in storage cupboard, and doors opening to all four bedrooms, the family bathroom, the principal of which enjoys en-suite facilities.



## LIVING ROOM

14'6 x 13'4

Enjoying a bay window to the side elevation with a radiator below, and a second radiator on the opposite wall.



## BEDROOM ONE

11'3 x 10'2

With a window to the side elevation with a radiator below, along with an internal door opening to the en-suite shower room.



## EN SUITE SHOWER ROOM

7'10 x 4'2

Fitted with a modern white three-piece suite comprising an oversized shower enclosure with wall-mounted thermostatic shower, a dual-flush low-level WC, and a pedestal wash-hand basin with mixer tap. The floor is ceramic tiled and the walls are partially tiled. Additional features include a chrome heated towel rail, an opaque window to the side elevation, and an extractor fan set within the ceiling.



## BEDROOM THREE

10'3 x 9'0

Similar to bedroom two, with wood-grain effect freestanding floor to ceiling wardrobes along one wall, made up of three sets of double wardrobes. The room also has a window to the front elevation with blinds and a radiator below.



## BEDROOM TWO

10'7 x 11'4

With a window to the front elevation with a radiator below. Along one wall are wood-grain effect freestanding floor to ceiling wardrobes comprising three sets of double wardrobes.



## BEDROOM FOUR

9'7 x 8'0

Also fitted with a range of wood-grain effect freestanding floor to ceiling wardrobes, comprising three sets of double wardrobes and one single wardrobe. A window faces the rear elevation overlooking the garden, with blinds and a radiator below.



## FAMILY BATHROOM

8'6 x 5'5

Another beautifully appointed suite comprising a panelled bath with electric shower above and protective glass folding screen, a dual-flush low-level WC, and a pedestal wash-hand basin with mixer tap. The floor is ceramic tiled, the walls are partially tiled, and the room features a heated towel rail, an opaque window to the front elevation.



## EXTERNALLY

The property occupies a corner position with low laurel hedging to the front and side. To the rear is off-road parking in front of double timber gates, which open to additional parking if required. There is also timber-gated access to the enclosed rear garden.

The garden is low maintenance and features a paved patio area, external lighting, a water supply, an artificial lawn with red gravel and brick-block borders, all enclosed by brick walls and timber fence panels. The garden also provides access to a timber shed measuring approximately 15'8" x 8'0", with power and lighting.





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

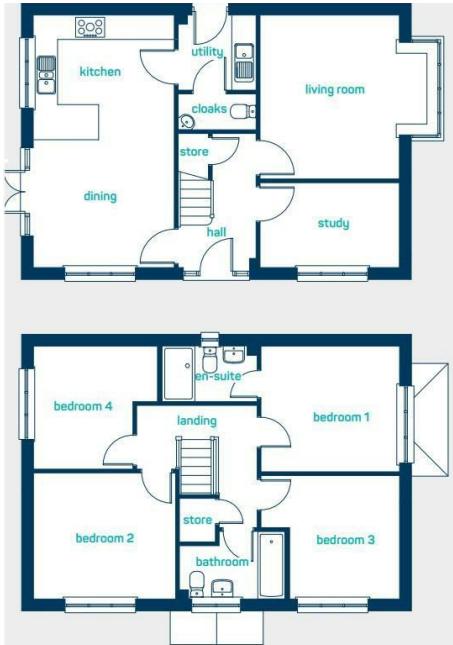
Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies 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.**



### SERVICES TO PROPERTY

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(81-91) B	84	
(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	

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.