

# Town & Country

Estate & Letting Agents

Belgrave Garden Mews, Pulford

Offers Over £1,125,000



Although recently built, this beautifully presented five-bedroom luxury home has been further enhanced by the current owners and is finished to an exceptional standard throughout. Featuring a W.C, living room, study and open plan kitchen/dining/sitting room on the ground floor and a principal bedroom with balcony, en-suite and dressing room, a second bedroom with en-suite, three further generously spaced bedrooms and family bathroom on the first floor. Externally, the property boasts a stunning private, south facing garden enjoying both sunset and sunrise views. Benefiting from a host of modern amenities such as air conditioning, underfloor heating throughout, electric awnings and blinds and a state-of-the-art solar system with battery storage, greatly reducing utility costs. Not only is this turnkey property chain free, it also comes with a stamp duty contribution.

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## DESCRIPTION

This beautifully presented five-bedroom luxury home with stunning South facing views to the rear, has undergone a program of substantial improvements by the current owners and presents to the highest standard throughout. On the ground floor, the property comprises an entrance hall with an understairs cupboard housing the electrics, Wi-Fi router and solar panel controls, downstairs W.C., living room, downstairs study/snug, open plan kitchen/dining/sitting room and utility room. The first-floor accommodation hosts the landing with loft access, the principal bedroom with a balcony, dressing room and en-suite, the second bedroom with an en-suite shower room, three further bedrooms and the family bathroom. The property benefits from a wide range of modern amenities such as air conditioning, underfloor heating throughout, electric awnings and blinds and a state-of-the-art solar system with battery storage, greatly reducing utility costs. To the front, the property is a predominantly lawned garden with well-stocked flower beds and with ample brick block, off-road parking looking towards a large open front landscaped common area, there is also an oak storm porch frames the front door with a courtesy light inside. There is gated side access along the side of the garage, leading to the private rear garden. To the rear, property boasts from the best aspect of the whole development, with a south facing garden enjoying both the sunrise and sunset. The garden is

predominantly laid to lawn, with five palms positioned. Toward the rear, a large stone flag patio area with external automated awnings over both downstairs bi-folding doors and the balcony above, along with external lighting and water supply. This property also has the benefit of No Onward Chain and is ready to move in.



## LOCATION

Pulford lies to the south of Chester City centre and enjoys easy accessibility to the Chester Business Park, being approximately 5 minutes travelling distance, with Chester city centre also being easily accessible. A regular bus route is available to both Chester and Wrexham and links to the A483 and A55 are also close by. The village itself has the Grosvenor Arms Hotel and Spa and pleasant walks can be enjoyed in the open countryside which lies surrounding the property. The Grosvenor Garden Centre and further public houses and restaurants are also a short distance away in neighbouring villages.

## ADDITIONAL INFORMATION

The property is serviced by 27 roof mounted solar panels which provides 19 kWh of reserved battery storage. Gas fired central heating powers just the underfloor heating throughout the property and the hot water cylinder is heated by an Eddi device which enables you to use solar power as opposed to the conventional boiler. The property also benefits from UPVC double glazing

and an EPC rating of A. There are six high resolution security camera, with microphones and four external plug sockets.



## ENTRANCE HALL

A composite double glazed front door opens to porcelain tile flooring with underfloor heating which runs throughout the ground floor of the property. Stairs off rise to the first floor accommodation with spindle balustrades and below is access to the power source which services the property. Oak internal doors open to the cloakroom WC, the study, the living room and the open plan through kitchen/dining and sitting room.



## LIVING ROOM

The living room comprises porcelain tile flooring with underfloor heating, a window to the front elevation, secluded ceiling lighting and featuring a living flame log effect gas fire with a Portuguese stone hearth and fireplace.



**POWER SOURCE**



**OPEN PLAN KITCHEN/DINING/SITTING ROOM**



**SITTING AREA**



**STUDY**

With a window to the front elevation, along with porcelain tiled flooring with underfloor heating.

**CLOAKROOM W.C**

Installed with a hidden cistern, dual flush low-level WC, along with a wall mounted, wash hand basin, with mixer tap and vanity unit below. The walls are partially tiled, with porcelain tile flooring with underfloor heating and set within the ceiling are recessed downlights with an extractor fan.

With porcelain tile flooring throughout this L-shaped room with underfloor heating, two wall mounted air-conditioning units, two sets of bi-folding doors with automated blinds opening to the sunny paved patio area. Secluded lighting set within the ceiling, along with recessed downlights. The kitchen area is replete with a range of solid wood, wall, base and drawer units with inset cupboards and drawers featuring marble work surfaces, along with an inset, 1 and a 1/2 bowl, porcelain sink unit with adjustable Quooker mixer tap. Integrated to the kitchen is a Smeg range cooker with extractor unit positioned directly above, a dishwasher, large upright fridge and freezer along with a wine cooler. An internal oak door opens to the utility room.



**UTILITY ROOM**

With units matching those in the kitchen, complimented by marble worksurface space with a stainless steel integrated sink with mixer tap above space and plumbing for washing machine and dryer. Set within the ceiling are recessed downlights along with an extractor fan and an internal oak door opening to the garage.



**ADDITIONAL PHOTO**

**FIRST FLOOR LANDING**

A continuation of the oak bannister and spindles balustrades from the entrance hall lead to the first floor landing which grants access to the loft (with power and light) and has oak internal doors opening to all five bedrooms and the airing cupboard which houses the hot water system.



## PRINCIPAL BEDROOM

The principal bedroom has an oak internal door to the dressing room and en-suite, an air-conditioning unit, two recessed downlights set within the ceiling, and a UPVC double glaze door opening to the balcony with rubberised flooring, a stainless steel banister and glass balustrades perfectly positioned to take in the views of the fields to the rear.



## VIEW FROM BALCONY



## DRESSING ROOM

Installed with a range of woodgrain effect wardrobes and dressing table,

complimented by brushed steel handles, two recessed downlights set within the ceiling and a skylight facing the front elevation. An oak door off opens to the ensuite bathroom.



## ENSUITE BATHROOM

Installed with a beautiful contemporary suite, comprising a tiled panelled bath with a central adjustable mixer tap, a hidden cistern, dual flush, low-level WC, a countertop mounted oversized wash hand basin with mixer tap, vanity unit below, and mirror above, an oversized shower enclosure with dual headed thermostatic showers. The flooring is porcelain tiled with tiled walls, a chrome heated towel rail, a skylight facing the rear elevation and set within the ceiling. A recessed downlights and an extractor fan.



## BEDROOM TWO

Having two windows facing the front elevation, a large luminated wardrobe, two recessed downlights set within the ceiling and an internal oak door opening to the ensuite shower room.



## ENSUITE SHOWER ROOM

Another beautiful contemporary suite, comprising a double shower enclosure with dual headed thermostatic shower, a hidden cistern, dual flush, low-level WC, a wall mounted, wash hand basin with mixer tap and mirror above, porcelain tiled flooring, tiled walls, a chrome heated towel rail and within the ceiling, recessed downlights and extractor fan.



### BEDROOM THREE

With a large luminated wardrobe and window facing the front elevation.



### FAMILY BATHROOM

A beautifully presented three piece suite with tiled flooring and walls comprising a hidden cistern dual flush, low level W.C., a wash hand basin with mixer tap, a tile panelled bath with shower over and a chrome heated towel rail.



### GARAGE

This integrated garage is accessed either through an electric automatic up and over garage door or through double timber doors positioned to the rear. It has both power and lights and houses the solar panels inverter and wall mounted Worcester gas boiler.



### BEDROOM FOUR

Having a window facing the rear elevation towards the beautiful rural views and a large luminated wardrobe.



### BEDROOM FIVE

With a large luminated wardrobe and a window facing the rear elevation, perfect for taking in the scenic views.

### OUTSIDE OFFICE/STORE

The outside office/store has a window to the side elevation, timber laminate flooring with power and light on a separate consumer unit.

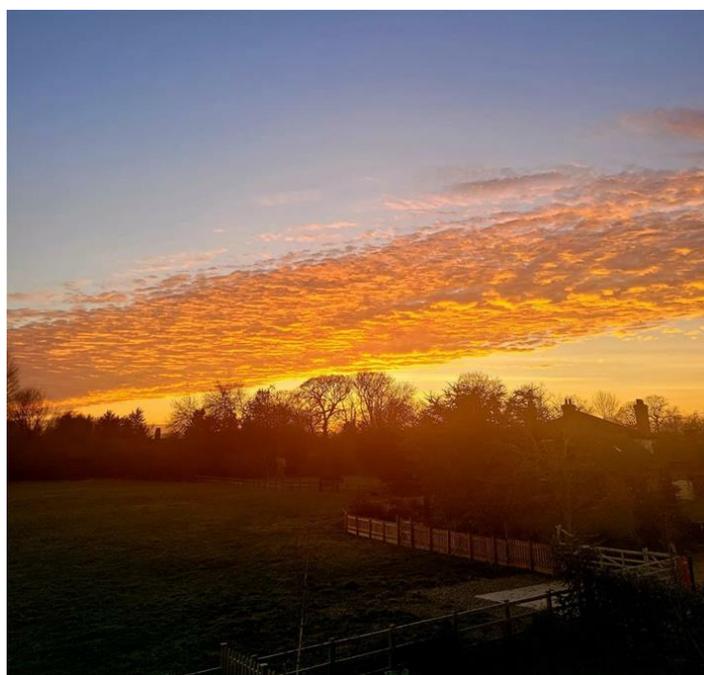


### EXTERNALLY

To the front of the property is predominantly lawned garden with well-stocked flower beds and with ample brick block, off-road parking. An oak storm porch frames the front door with a security light inside. There is gated side access along the side of the garage, leading to the rear garden. The rear garden really is a magnificent feature with its sunny south facing aspect. The garden is predominantly laid to lawn, with five palms positioned. Toward the rear, a large stone flag patio area with external automated awnings over both downstairs bi-folding doors and the balcony above, along with external lighting and water supply.



ADDITIONAL PHOTOS





#### SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band G

A stamp to duty contribution made by the vendor can be negotiated upon making an offer.

#### 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

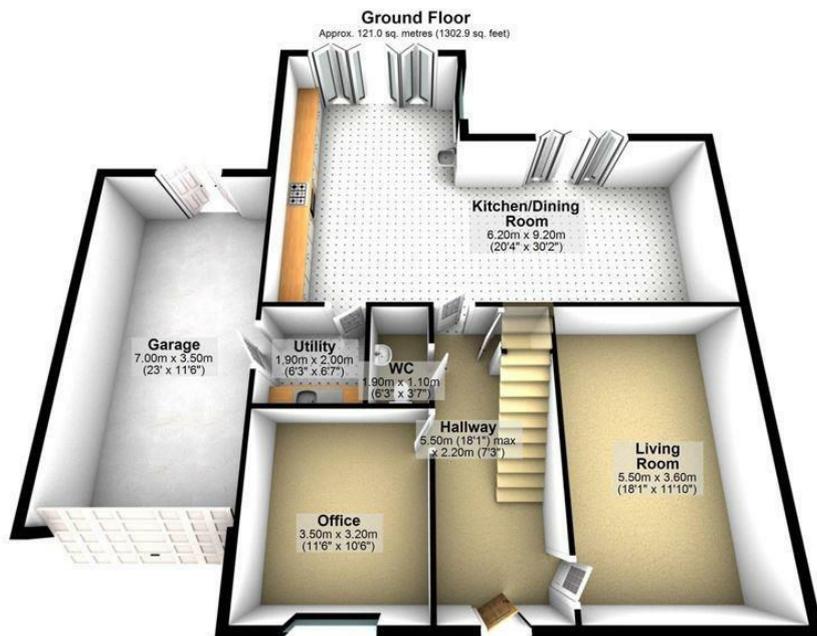
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

#### MORTGAGE SERVICES

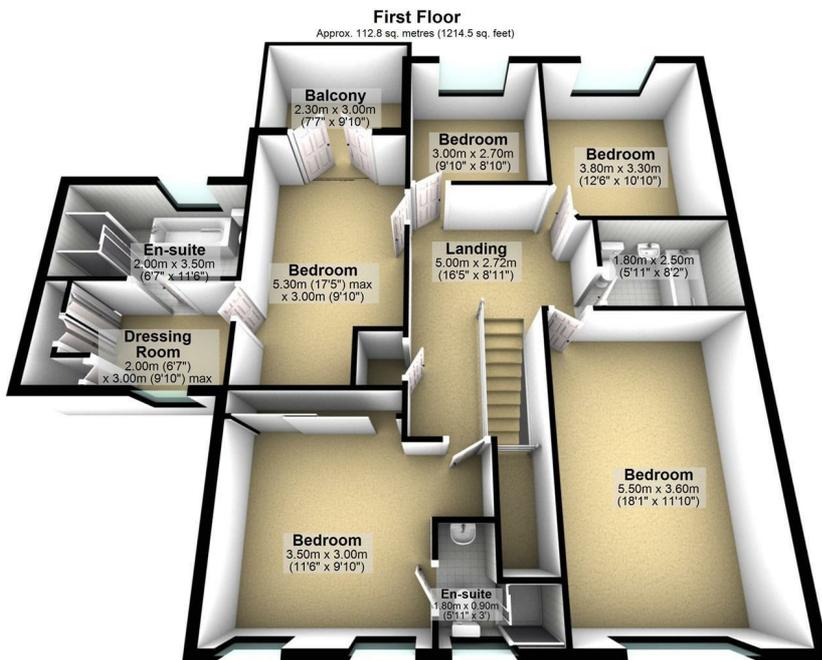
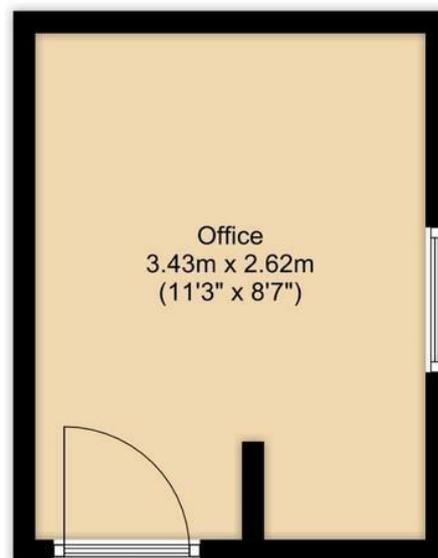
Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building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





Total area: approx. 233.9 sq. metres (2517.3 sq. feet)  
Including office: approx. 243 sq. metres (2615 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		100	100
(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 most 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.