

2 BRAEMAR CLOSE

VICARS CROSS, CHESTER CH3 5HT



Occupying a wonderful plot on a no-through-road this four bedroom, detached, family home offers adaptable and spacious accommodation throughout. Ample parking to the front as well as a large spacious garden to the rear enhance the credentials of this property which sits on the popular Braemar Close in Vicars Cross.

Boxes ticked- Close to City Centre, popular schools, flexible accommodation, parking, four bedrooms.

THE GRAND TOUR

This is a wonderfully adaptable and versatile family home, offering generously proportioned rooms and an abundance of natural light throughout. At its heart, a central hallway opens onto the principal ground-floor rooms, creating an easy flow between spaces with a finish that brings functionality and personality together.

The current owners have thoughtfully swapped the usage of the living room and dining room to better suit their needs, a simple change that speaks volumes about just how adaptable this house is, and how easily it can be shaped around the way its next owners want to live. The dining room to the rear has incorporated Crittall style doors to bridge the gap between indoor and out, a feature further enhanced by the beautiful tiling to the outdoor seating area sitting just outside these doors. With the living room to the front currently hosting a dining table, study area and reading zone a sense of scale is apparent. The kitchen itself is a modern, well-equipped space, with a breakfast bar providing a natural spot for morning coffee or casual dining. Throughout the ground floor, windows fitted within the last five years bring in plenty of light while keeping the home efficient and comfortable.

Upstairs, four well-proportioned bedrooms provide comfortable and flexible accommodation for family life, served by a modern family bathroom finished to a stylish, contemporary standard.

Outside, the property offers ample parking to the front, while the rear garden is a real highlight, with a generous lawn bordered by mature trees and hedging that provide both privacy and a lovely sense of established greenery.



Contemporary painted garden walls add a fresh, modern feel to the outdoor space, striking a nice balance between traditional planting and a more current finish. Of note is the sweeping patio situated immediately to the rear of the house with its impressive tiling providing more than enough room for outdoor entertaining space. A handy store accessible to the side of the kitchen door provides that all important storage space along with an integral garage, currently capable of hosting a car and workshop area.

Set in a quiet, sought-after position, the property benefits from excellent proximity to Chester city centre, while also falling within reach of well-regarded local schools, making it a genuinely appealing choice for family life.

A detailed description:

ENTRANCE

An internal area buffering outside from in on those colder days featuring front aspect obscure glass panel door, tiled floor, double panel radiator, ceiling mounted light fitting, internal timber frame glass panel door.

HALLWAY

Affording access to all ground floor rooms as well as the stairs rising to the first floor with a coved ceiling, recessed spotlights to ceiling, tiled floor, radiator, door to living room, door to dining room, door to kitchen, door to downstairs WC, stairs rising to first floor.

LIVING ROOM - 19'2" X 11'6"

Currently furnished as a dining room, study and reading area, an impressive, spacious room with a front aspect UPVC double glazed window, two double panel radiators, coved ceiling, ceiling mounted light fitting, two wall mounted light fittings, period style gas fireplace with tiled surround and tiled hearth, laminate flooring.

DINING ROOM - 17'2" X 11'6"

Currently furnished as a living room, again enjoying plenty of space and featuring a rear aspect aluminium Crittall style double doors with matching windows to either side, coved ceiling, ceiling mounted light fitting, two wall mounted light fittings, laminate flooring, panelling feature to wall.

KITCHEN - 15'3" X 12'6"

Refitted by the current owners to an exacting, modern standard and hosting extensive features whilst retaining a sense of openness and light. With a rear



aspect UPVC double glazed window, side aspect UPVC double glazed window, side aspect UPVC double glaze obscured glass door, range of wall and floor mounted kitchen units with an edged preparation surface, One and a half bowl stainless steel sink with drainer units and mixer tap, tiled splashback, integrated Hotpoint double oven, integrated dishwasher, breakfast bar with overhang for seating, space for washing machine, cupboard housing Worcester central heating boiler, four ring electric hob, multispeed extractor hood.

WC - 7'5" X 2'7"

Knock, knock jokes encouraged! the 'front door' opens into the downstairs WC, a room which to those with a young family becomes an absolute must have. UPVC double glaze window, low level WC with concealed cistern, wash hand basin set onto vanity unit with mixer tap, door to under stairs storage, tiled floor, partially tiled walls, ceiling mounted light fitting, tall radiator.

FIRST FLOOR

The airy landing affords access to the first-floor rooms with a side aspect UPVC double glazed window, ceiling mounted light fitting, doors all four bedrooms and bathroom.

BEDROOM ONE - 12'4" X 11'8"

A principle bedroom with ample space for a big bed and lots of wardrobes featuring a front aspect UPVC double glazed window, side aspect UPVC double glazed window, ceiling mounted light fitting, double panel radiator.

BEDROOM TWO - 12'5" X 9'2"

A cozy room ideal for doom scrolling tigers, hosting a front aspect UPVC double glaze window, double panel radiator, recessed spotlights to ceiling, panelling feature to wall.

BEDROOM THREE - 11'8" X 11'4" MAX

Views over the garden, and a lovely bright bedroom due to the rear aspect UPVC double glaze window, with a double panel radiator and recessed spotlights to the ceiling.

BEDROOM FOUR - 8'5" X 8'4"

Currently an excellent study area but brilliant fourth benefitting from a rear aspect UPVC double glazed window, double panel radiator, ceiling mounted light fitting.

FAMILY BATHROOM - 8'4" X 5'7"

Luxury and function meet with a beautifully presented bathroom hosting a



rear aspect double glazed of obscured glass window, ceiling light fitting, two wall mounted light fittings, partially tiled walls, fully tiled floor, period radiator, panelled bath with shower fitting and fixed shower screen, wash hand basin sat onto vanity unit with mixer tap, low-level WC.

EXTERNAL

to the front partially paved driveway partially stone laid driveway with ample parking for several vehicles allow access to the front of the property. To the rear is a large enclosed garden predominantly laid to lawn with mature trees and hedges situated throughout, with contemporary landscape brickwork and lighting as well as distinct seating areas and a tiled area flanking the rear of the house.

GARAGE - 17'3" x 8'4"

Pedestrian door, side aspect window, lighting and power points.

OUTSIDE STORE 5'2" X 2'9"

WHAT3WORDS ///

soda.study.headed

FINER POINTS

- Floorplans are not to scale and are for illustrative purposes only
- For sale by private treaty

ENERGY PERFORMANCE

TBC

TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor

COUNCIL TAX

Council Tax Band 'E' - Cheshire West and Chester

SERVICES

We understand that there is mains gas, electricity, water and drainage.

VIEWINGS

By prior appointment 7 days a week please call 01244 676200 to arrange a viewing.



NETWORK

The estimated fastest download speed currently achievable for the property postcode area is around 1000 Mbps - ultra fast (data taken from checker.ofcom.org.uk on 11/09/2026). *Actual service availability at the property or speeds received may be different.

We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 11/09/2026 EE - 85%. 3 - 73% O2 Vodafone - 82%. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

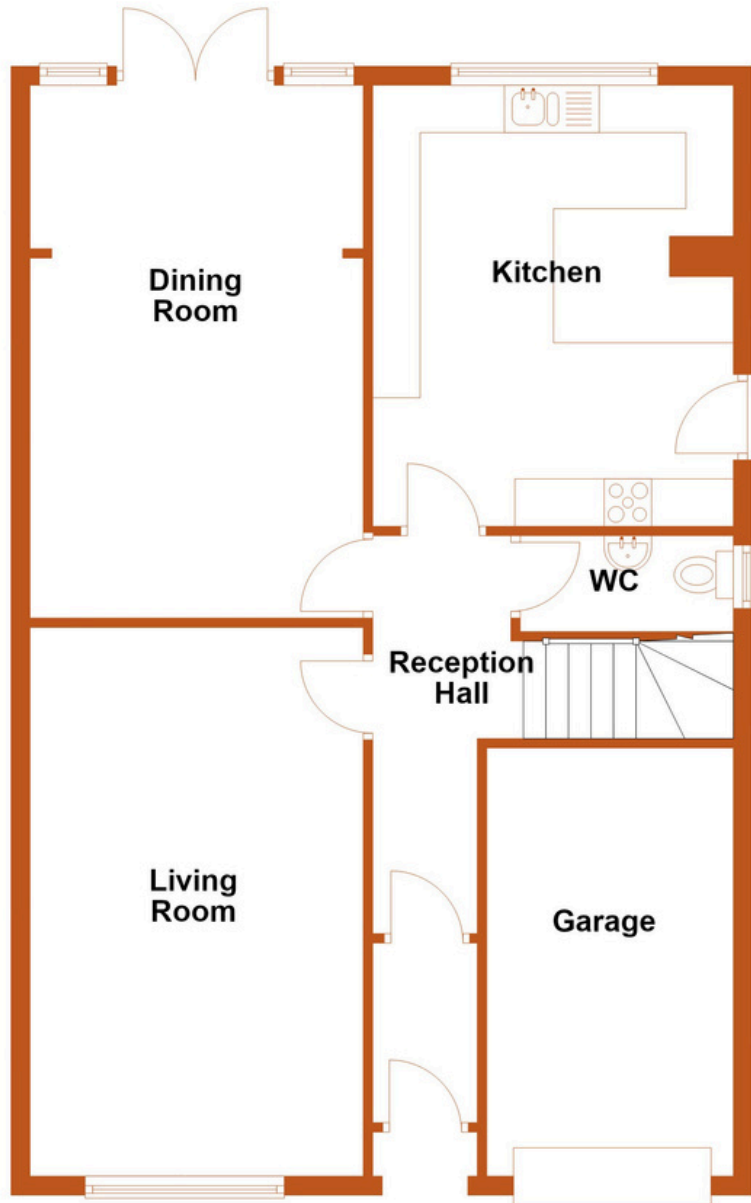
LOOKING TO MOVE BUT NEED TO SELL FIRST?

If this property has caught your eye but you need to sell your current home, Chapter by Scott & Spencer is here to help. Get in touch with us today to learn how we can assist you. We offer a free, no-obligation appraisal of your home and are available seven days a week, including evenings, to fit around your schedule. Contact us at a time that works best for you-we'd be delighted to help you take the next step!



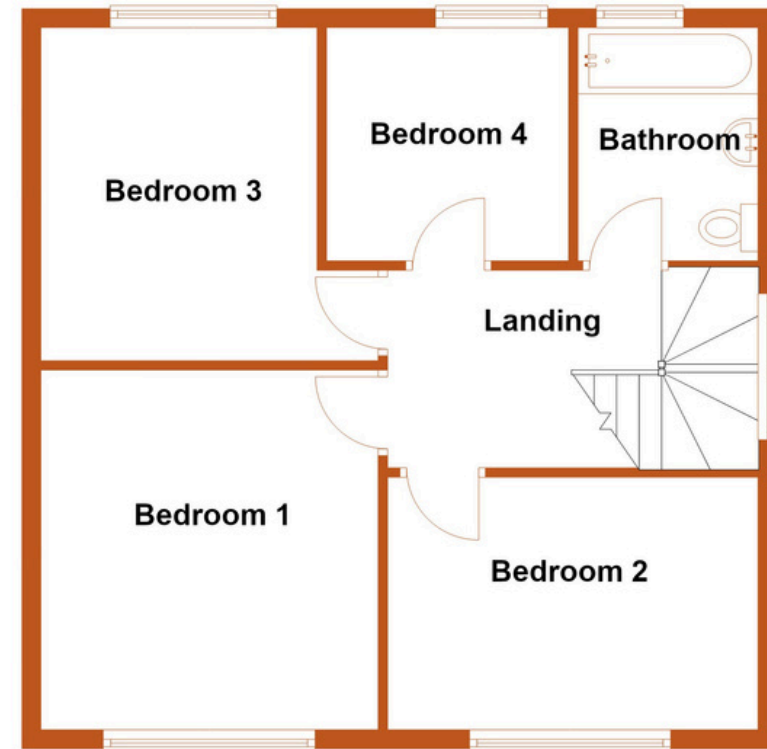
Ground Floor

Approx. 85.5 sq. metres (920.5 sq. feet)



First Floor

Approx. 56.1 sq. metres (604.0 sq. feet)



Total area: approx. 141.6 sq. metres (1524.5 sq. feet)



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