



7 DEE HILLS PARK

Chester

Rickitt
Partnership

Edwardian splendour in a timeless conservation area.

Semi detached house ♦ Five double bedrooms ♦ Four reception rooms ♦ Two bathrooms & three shower rooms ♦ Wealth of period features ♦ Within walking distance of Chester City Centre and its railway station ♦ Close to Waitrose and local amenities ♦ Superb walled garden ♦ Off road parking ♦ No ongoing chain ♦ EPC C

Description

An elegant five double bedroom Edwardian semi detached house located in a gated private road within a conservation area. The house has a wealth of period features including coved ceilings, picture rails and dado rails. This well presented home benefits from four reception rooms, two bathrooms, three shower rooms and has a beautiful walled garden to the rear as well as a lawned front garden and loggia, along with a driveway offering off road parking.

Entrance Porch

Window to side. Radiator.

Cloakroom/WC

Low level WC, hand wash basin. Frosted window to side. Part tiled wall. Radiator.

Hall

Open staircase to first floor. Two radiators.

Sitting Room

Victorian style living flame gas fire with ornate surround and granite hearth. Bay window to front. Two radiators.





Kitchen/Dining Room

A stunning living space with hand crafted fitted kitchen. Range of units with solid wood block surfaces. Belfast style sink. Dual fuel cooking range. Integrated microwave, dishwasher and American style fridge freezer. Fireplace surround. Radiator. French doors to front garden and window overlooking rear garden.

Study

Fireplace with living flame gas fire and two radiators. Window to side.

Garden Room

Double doors overlooking and leading to rear walled garden. Side door to decked seating area. Radiator. Inner door leading to:

Utility Room

Fitted units. Stainless steel sink unit. Frosted window to side. Space for washing machine and tumble dryer. Storage cupboard housing pressurised hot water cylinder. [Boiler].

First Floor Landing

Open staircase to second floor. Stained glass window to side. Radiator.

Bedroom One

Bay window. Two radiators.

En Suite Shower Room

Large walk-in shower with rainfall overhead and additional hand held showerhead. Hand wash basin. Low level WC. Part tiled walls. Wall mounted electric heated towel rail.

Bedroom Two

Two windows overlooking rear garden. Fireplace surround. Radiator.



En suite Shower Room

Thermostatically controlled walk in shower. Hand wash basin, low level WC. Wall mounted electric heated towel rail. Part tiled walls.

Bedroom Three

Built in wardrobe. Window to side. Radiator.

En suite Shower Room

Walk in shower with rainfall shower and separate hand held showerhead. Hand wash basin, Low level WC. Radiator. Window to rear.

Bedroom Four

Fitted wardrobe. Radiator. Window to rear.

Family Bathroom

Tastefully refitted in contemporary style. Free standing elliptical bath with free standing tap and separate showerhead. Hand wash basin with vanity unit below. Low level hidden cistern WC. Wall mounted heated towel rail. Radiator. Window to rear.

Second Floor Landing

Skylight.

Bedroom Five

Fitted wardrobe. Radiator. Window to front.

Office/Gym

Two skylights to side. Part exposed brickwork and beams. Access to loft space.

Bathroom

Walk in shower. Bath. Low level WC. Hand wash basin. Part tiled walls. Radiator. Window to rear.







Outside

To the front of the property there is a tarmac driveway along with a lawned garden and loggia. Whilst to the rear, there is an exquisite walled garden laid mainly to lawn with low box hedging, numerous shrubs, plants and flowers. A decked seating area with ornamental pond and additional “evening sun” decked and screened seating area. Superb red cedar store. External power and lighting, flagged patio and gateway leading back to front driveway.

Particular features of note are the private gates leading from Dee Hills Park, in one direction towards Waitrose and in the other towards the park and thence the Groves.

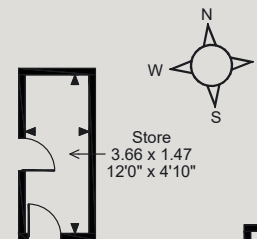
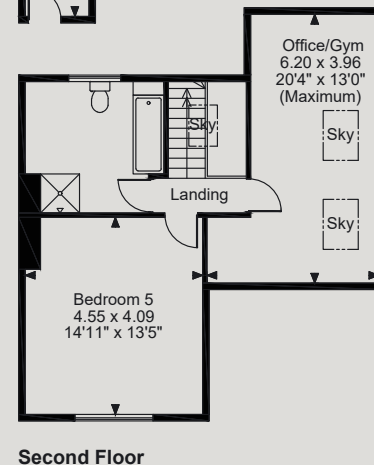
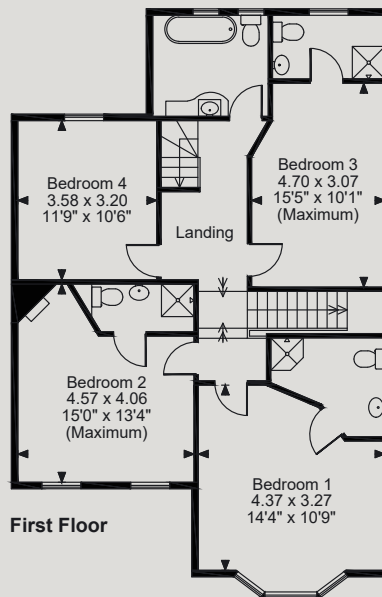
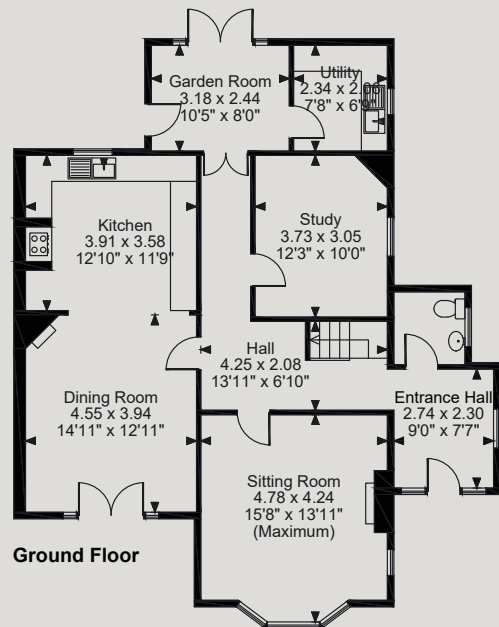
Property Information

Council tax band C. We understand the property is freehold with mains drainage, gas and electricity. Dee Hills Park is a private gated road and has a variable annual service charge for its general maintenance and upkeep, which is currently set at £180 per annum. This superb property also has the benefit of gas central heating with Hive heating control and a pressurised hot water system. A particular benefit is the availability of fibre broadband to the premises.



Floorplans

Main House = 2642 Sq Ft/246 Sq M
Store = 58 Sq Ft/5 Sq M
Total = 2700 Sq Ft/251 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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