IMPOSING DETACHED FAMILY HOME, SUPERB FINISH, NO EXPENSE SPARED

PS06563 - CHURCH LANE, EWLOE CH5 3

£425,000
(Offers in Excess of)

Freehold
AN IMPRESSIVE FAMILY HOME OFFERING NEARLY 3800 SQ. FEET OF LUXURY ACCOMODATION

- INTERNAL INSPECTION ESSENTIAL
- 4/5 bedrooms inc Master bedroom suite
- Open plan kitchen & 2 additional lrg receps
- Huge loft room, potential to convert (STPP)
- Private, southerly facing rear garden
- Oversized double garage & ample parking

SITUATION
This imposing detached house is located to the end of a quiet no-through lane, to the top of the hill along Church Lane, in Ewloe, on the outskirts of Chester.

Situated less than two miles from Hawarden Village, offering a wealth of amenities, including restaurants, cafes, Gladstone’s highly acclaimed library, Hawarden’s popular 18 hole golf course and some of the area’s most popular schools; it is within easy reach of Broughton Retail Park, with links allowing swift passage further into North Wales, towards the Wirral, Liverpool and Manchester.

DESCRIPTION
With internal inspection absolutely essential, the ground floor briefly comprises; entrance hall with stunning wooden flooring, cavernous cloak room, and downstairs WC having white suite; generous living room with multiple windows overlooking the rear garden and grand feature fireplace with electric fire inset; formal dining room which could also be used as fantastic family/playroom; open plan kitchen/dining and sitting room offering a range of fitted wall and base units topped with lustrous granite work surfaces with matching splashbacks, several integrated appliances, large dining area, sitting area with wall hung electric fireplace, and space for plenty of furniture; large utility room with space for other freestanding white goods, and door leading to the rear garden.
A grand staircase rises from the hallway to a galleried landing with large picture window providing excellent views, and onto the Master bedroom suite spanning the full width of the house including substantial master bedroom; a well-appointed dressing room with a range fitted wardrobes and vanity area (and could easily be changed to make a fifth bedroom or children's nursery if needed); ensuite bathroom having white suite including bath with telephone shower mixer tap, and separate shower cubicle with mains pressure shower over; three further substantial double bedrooms, all of which offer space for plenty of free standing furniture, family bathroom (with Jack and Jill access to Bedroom 2) having similarly high specification to the ensuite; and vast loft room with staircase accessible from Bedroom 4 which provides scope for extending into (subject to planning permission).

Offering nearly 3800 sq. ft. of luxury accommodation, this property also benefits from being double glazed throughout, oil fired central heating, and having an oversized integral double garage with light, power, and an electric up and over door.

EXTERNAL

The front of the property follows a low maintenance theme and is laid mostly to tarmac with mature shrubs and trees to maintain privacy.

The southerly facing rear garden includes a large patio which is perfect for entertaining, a large raised lawn with shrubs to the boundary and a Summerhouse.

TENURE

This property is available freehold.

VIEWING

Viewings are exclusively by appointment. Please contact our Hawarden office on 01244 537 537 to discuss your requirements.

DIRECTIONS

From our Hawarden Branch, travel west for 1.2 miles, take the third exit at the roundabout and third exit at the next roundabout onto Old Aston Hill. After 0.6 miles, turn right onto Church Lane and the property is at the end of the road on the right hand side.
Church Lane, Aston Hill, Ewloe, Deeside
Approximate Gross Internal Area
351 Sq M/3779 Sq Ft

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Before arranging a viewing, we will ask you several questions to establish your circumstances. Please ensure that you have a few minutes to spare when you call so we can go through this process. Reades is registered with the Information Commissioner no. Z8533957. Any information you provide is held securely in accordance with Data Protection requirements and not given to any other persons or organisation, unless with your permission.

DISCLAIMER

Whilst we make every effort to ensure that the information contained within this publication is true and accurate, it is for guidance purposes only and should not be relied upon as a representation or statement of fact. It is the responsibility of the applicant to verify the details shown in this publication prior to entering into a contract or tenancy agreement, neither Reades nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Please note; any floorplans included in this publication are for guide purposes only and are not produced to scale. Where “Broadband available” is stated, this is based on the BT postcode search and indicates that broadband should be available in this area. Additional costs for phone line installation and rental may apply.