



HURLESTONE CLOSE, MICKLE TRAFFORD, CHESTER

£385,000

- EXTENDED DETACHED FAMILY HOME WITH CORNER PLOT POSITION
- GORGEOUS REAR GARDEN WITH PRIVATE ASPECT
- DRIVEWAY PARKING FOR 3 VEHICLES PLUS INTEGRAL GARAGE
- UTILITY ROOM AND DOWNSTAIRS WC
- EXTENDED KITCHEN TO OFFER A



HURLESTONE CLOSE, MICKLE TRAFFORD, CHESTER

4
BED

2
BATH

3
RECEPTION

Tucked into the quiet corner of a peaceful cul-de-sac, this beautifully extended detached property offers generous, flexible living space in the highly sought-after semi-rural village of Mickle Trafford.

The home's location is a major highlight. Mickle Trafford provides the charm of countryside living-surrounded by open fields and scenic walking routes-while still offering easy access to local amenities and excellent transport links. Chester city centre is just a 15-minute drive away, making this an ideal setting for those seeking both tranquillity and convenience.

Inside, the home opens with a welcoming entrance hallway featuring stairs to the first floor and doors leading to the main living areas. The lounge is bright and spacious, with a large bay window at the front creating a lovely focal point. The room flows seamlessly into an open-plan dining area, providing a great space for entertaining or relaxed family life.

An internal door leads from the dining area to the third reception room-part of the rear extension-which adds fantastic versatility to the layout. Whether used as a home office, playroom, snug, or guest room, it can adapt to your family's needs.

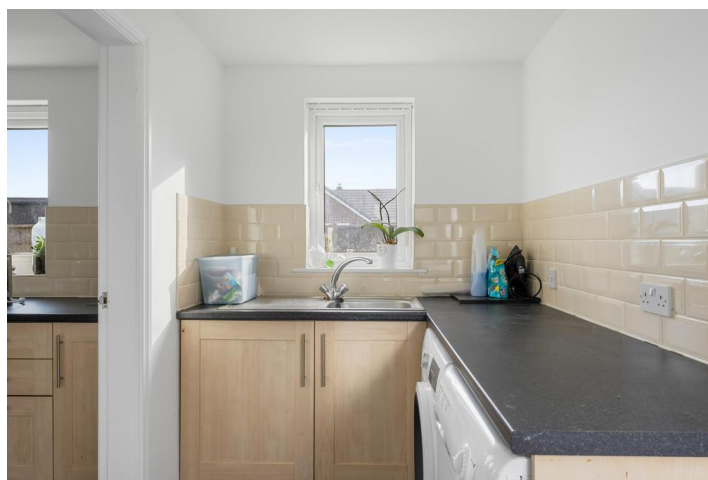
The kitchen/dining room is a standout feature: generously sized and well-appointed with a full range of wall and base units, integrated appliances, and space for an American-style fridge/freezer. There's plenty of room for a dining table, making it a true hub of the home. From the kitchen, a door opens to the utility room, which offers additional appliance space, an external side door, and access to the downstairs WC-ideal for busy households.

Upstairs, the landing provides access to four well-proportioned bedrooms, the family bathroom, and a large built-in storage cupboard. The principal bedroom benefits from its own en-suite shower room with wash basin, while the remaining bedrooms offer flexibility for children, guests, or working from home. The main bathroom is stylishly finished with tiled walls and flooring and includes a bath with overhead shower, WC, and wash basin.

Externally, the property is equally impressive. A spacious driveway accommodates parking for three vehicles and leads to the integral single garage. To the side is a practical area for bin and garden tool storage, with space for bikes and outdoor equipment. A pedestrian gate provides access to the private rear garden, which wraps

around the back and side of the house. Generous in size and fully enclosed, it features a patio area for outdoor dining and a large lawn-ideal for children, pets, and summer gatherings.

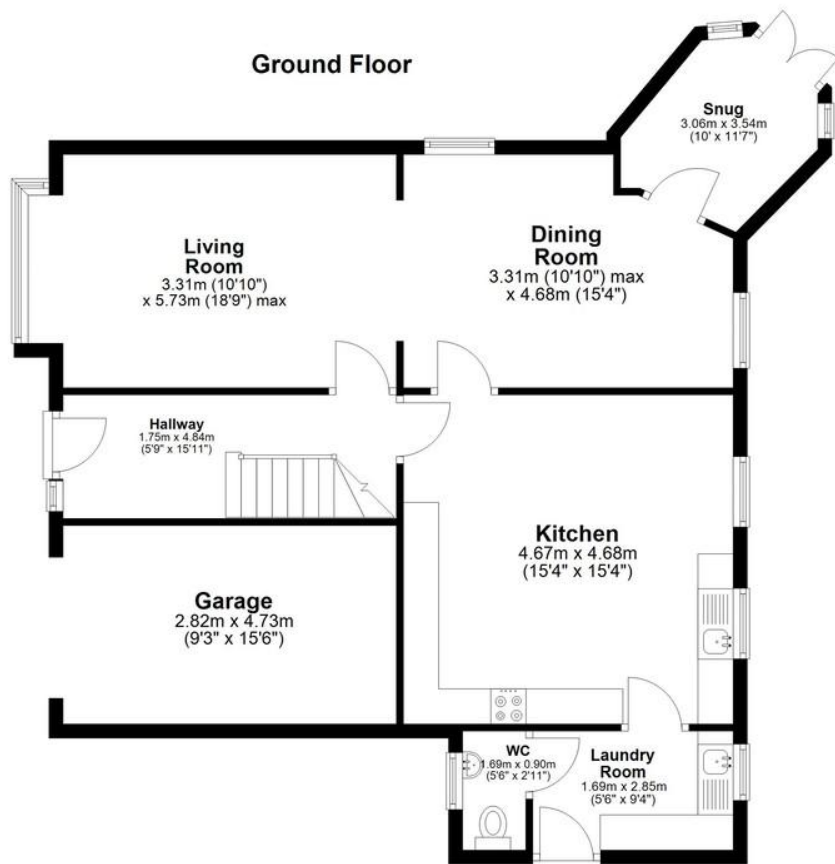




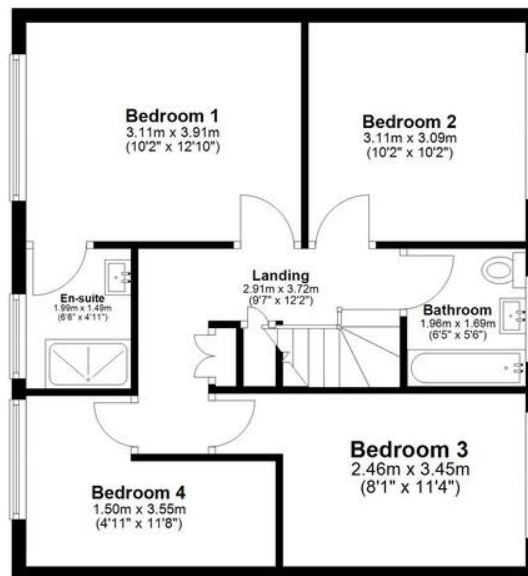




Ground Floor



First Floor



TOTAL FLOOR AREA

1,369 sq ft / 127 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX

Band E

LOCAL AUTHORITY

Cheshire West and Chester Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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