



## 15 CROFTERS WAY, CHESTER

**OFFERS IN EXCESS OF £500,000**

- BRAND NEW INTERIOR
- FOUR DOUBLE BEDROOMS
- HIGH SPECIFICATION
- VILLAGE LOCATION
- ENSUITE TO THE MASTER
- OPEN PLAN

# 15 CROFTERS WAY, CHESTER, CH1 6AA



A newly renovated four-bedroom detached family home situated in the sought-after village of Saughall. This property has been transformed to an incredible standard and features a brand new interior, offered to the market with no onward chain.

15 Crofters Way is located in a quiet cul-de-sac, within close proximity to all of Saughall's fantastic village amenities, including a public house, shops, sports facilities, doctors, and schools. The village lies to the north-west of Chester and is just a short drive from the city centre.

This home has recently undergone a complete renovation and reconfiguration by a renowned local developer. This transformation included new windows, a full rewire, a new heating system, a new kitchen, bathroom, replastering, and redecoration throughout.

The property is approached via a stone driveway leading up to the front door, which opens into a porchway that takes you into an airy hallway. The large kitchen diner, which includes a snug area, is truly the heart of the home, featuring a substantial island at its centre, shaker-style cupboards, quality quartz worktops, and fully integrated appliances. The kitchen flows seamlessly into a dining space with bifold doors leading

out to the garden. There are two reception rooms at the front and rear; the front room includes a living flame electric fire, while the rear reception room has French doors leading outside. Also on the ground floor are a separate utility room, cloakroom, and a large understairs storage cupboard.

A glass-spindled staircase leads up to a spacious landing filled with natural light from a tall window. The master bedroom is situated at the front of the property and features a sliding door to an en-suite shower room. Bedroom two is a sizeable double room overlooking the garden, while bedrooms three and four are both double rooms with fitted wardrobes. These three bedrooms are served by a four-piece family bathroom, which includes a walk-in shower, bath, vanity sink, and WC.

Externally, the property boasts a large stone driveway with parking for multiple vehicles. The rear garden comprises a paved patio area as well as a lawn, with a pathway leading to a garden shed. The garden is private and tree-lined, creating the ultimate space for relaxation.

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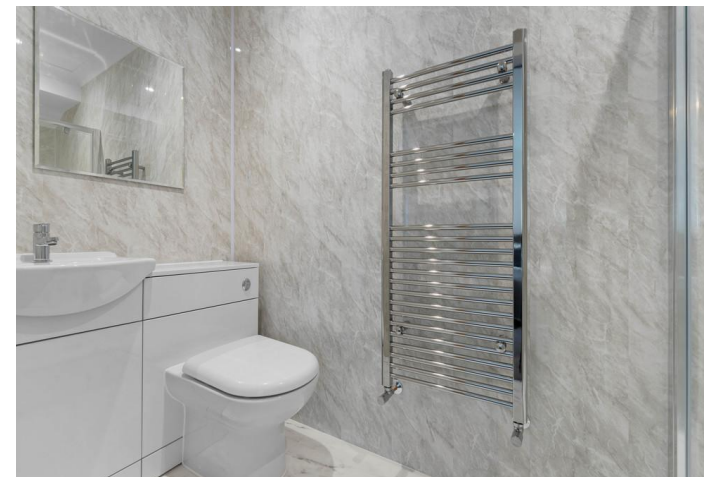
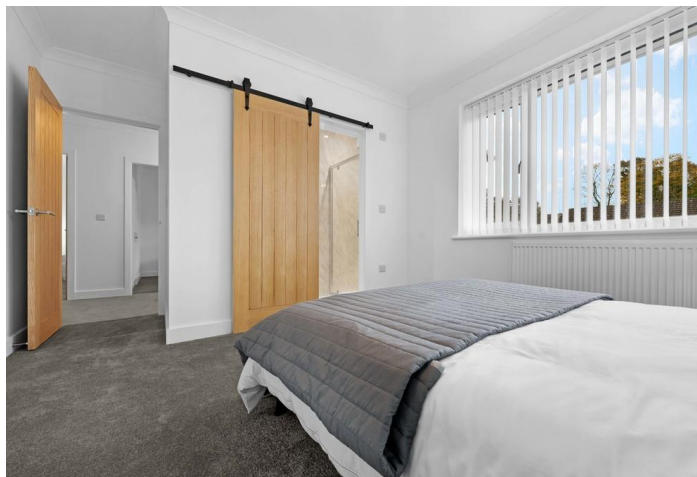
## **Council Tax:**

Band E

## **Local Authority:**

Cheshire West and Chester Council

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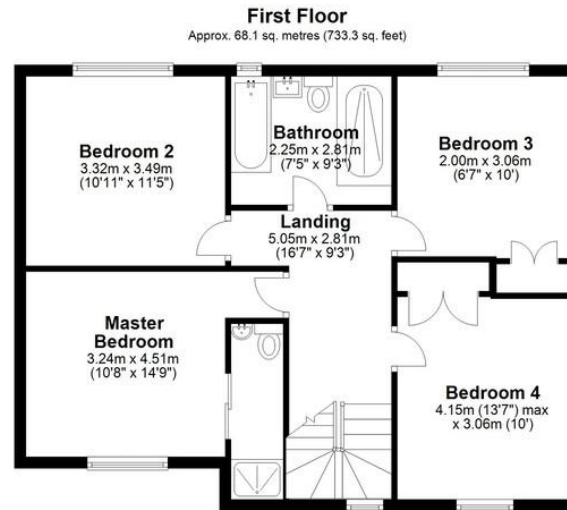
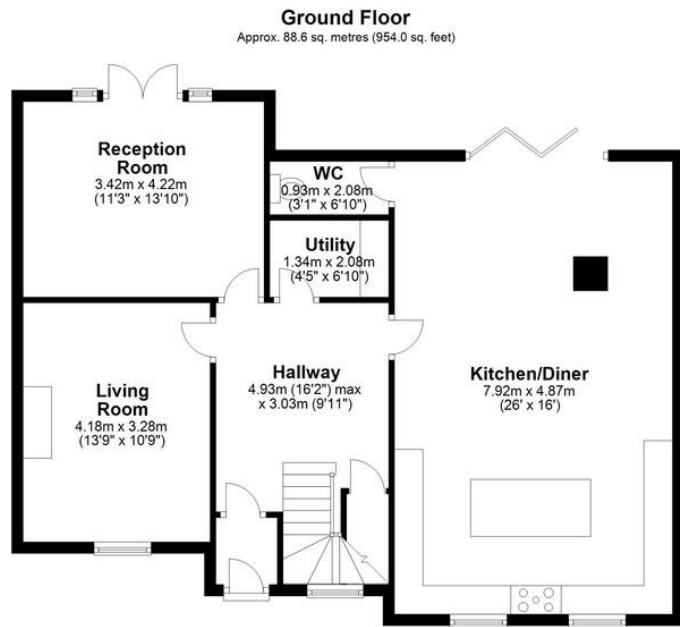


**Total Floor Area:**  
1,687 sq ft / 157 sq m

**Viewings:**  
By prior appointment with the agent

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Total area: approx. 156.8 sq. metres (1687.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

Urban Sale and Let  
19 Charles Street  
Hoole  
Chester  
Cheshire  
CH2 3AY

01244 886 636  
info@urbansaleandlet.co.uk  
www.urbansaleandlet.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements