



## 57 HOUGH GREEN, CHESTER

£725,000

- FULLY RENOVATED THROUGHOUT
- CONTEMPORARY DÉCOR
- OPEN PLAN KITCHEN
- FRONT AND REAR GARDENS
- FOUR DOUBLE BEDROOMS
- BRAND NEW FAMILY HOME

# 57 HOUGH GREEN, CHESTER, CH4 8JW



Situated on one of Chester's most prestigious addresses and set back from the road, this stunning four-bedroom detached family home boasts a southerly aspect overlooking Westminster Park and has just undergone a complete renovation throughout.

57 Hough Green is approached via a substantial driveway leading up to a porchway. Upon entering through the front door, you are welcomed into a bright hallway adorned with natural light from a large skylight. Solid oak doors lead you to the ground floor amenities. To the left, a sliding oak door opens into a well-configured cloakroom. Straight ahead, a contemporary glass-spindled staircase features a convenient storage cupboard beneath, while to the right is the property's spacious front reception room.

At the rear of the ground floor lies the highlight of the home: an exquisite open-plan kitchen, dining, and snug area. This room truly serves as the hub of the home, featuring midnight blue cupboards complemented by white quartz worktops, a double Belfast sink, and fully integrated appliances including a tall fridge, separate freezer, two ovens, dishwasher, and a five-ring induction hob. Bi-fold doors lead out to a patio area ideal for alfresco dining. A unique feature of this room is a hidden utility area, cleverly disguised as a tall kitchen

cupboard, which includes an additional fitted sink and plumbing for a separate washer and dryer. Completing the ground floor is the first of the property's bedrooms - a spacious double room overlooking the rear garden, offering fantastic storage with floor-to-ceiling fitted wardrobes and a door leading into an en-suite shower room, featuring contemporary tiles, a rain shower, vanity sink, and WC.

Ascending to the first floor, an airy landing provides access to three bedrooms and the family bathroom. The master bedroom, located to the right of the landing, boasts a large window overlooking the garden and includes an en-suite shower room with matching WC and vanity sink, as well as a rain shower. Bedrooms two and three are both double rooms, with bedroom two featuring fitted wardrobes and a dormer window overlooking the front of the property, while bedroom three overlooks the rear garden. The family bathroom showcases a combination of tiled and wood-panelled walls, with a P-shaped bath and rain shower above, complemented by a fitted vanity sink and WC unit.

Externally, the property is well set back from the main road and features a large driveway with parking for multiple vehicles. Electric gates lead to a carport, which continues to a detached single garage. At the rear of the garage is a brick garden storage room, ideal for the

tools of keen gardeners. The rear garden, fully south-facing, offers privacy from neighbouring properties and is lined with trees at the bottom, adjacent to Westminster Park. The garden is predominantly lawned, featuring a large patio area perfect for entertaining or alfresco dining on sunny evenings.

The property has recently undergone a full renovation and a small rear permitted development extension by a renowned local developer. It includes a complete rewire, new heating system, new plastering, woodwork, a new kitchen, bathrooms, and several new windows. The entire property is finished to the highest standards and is ready to move into.

57 Hough Green is conveniently located for amenities, being just 1.5 miles from Chester's city centre, with easy access into town. A variety of shops are nearby, with Broughton Park, Westminster Park parade, or Saltney just a short distance away. The neighbouring Westminster Park offers a café, golf, croquet, lovely dog walks, a skate park, and an outdoor gym. Rarely can you find such an outlook while being within walking distance of the city centre.



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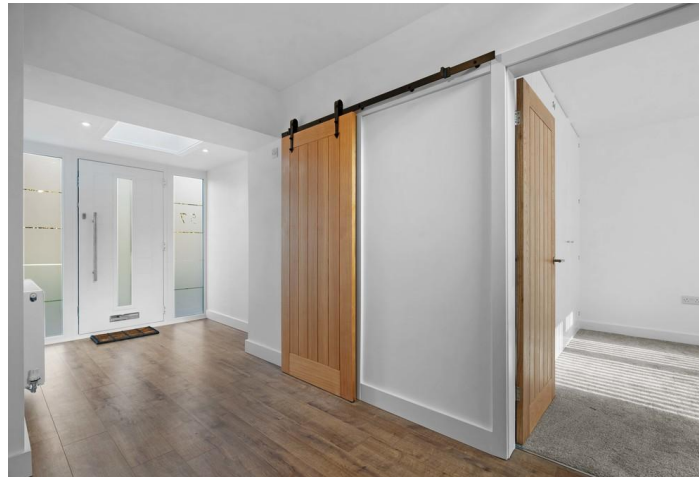
## **Council Tax:**

Band F

## **Local Authority:**

Cheshire West and Chester Council

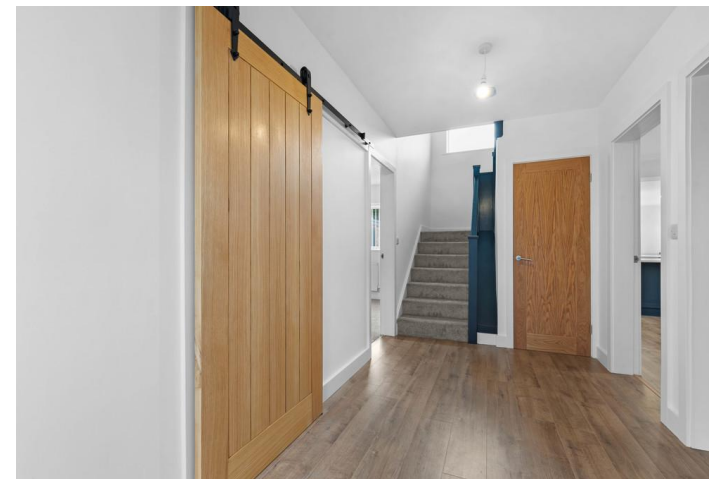
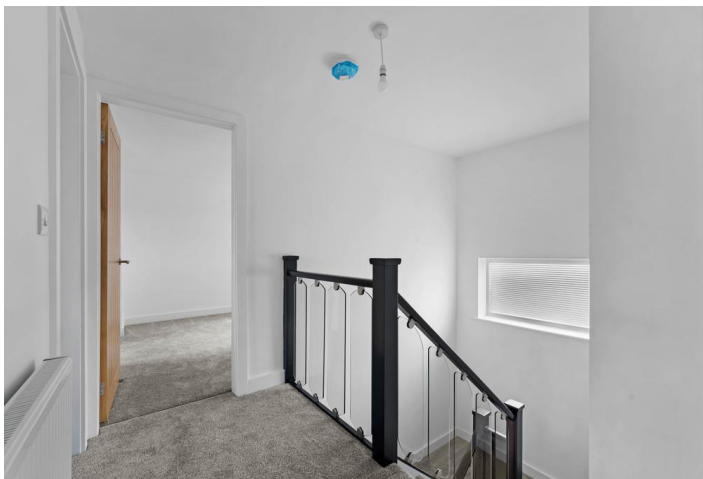
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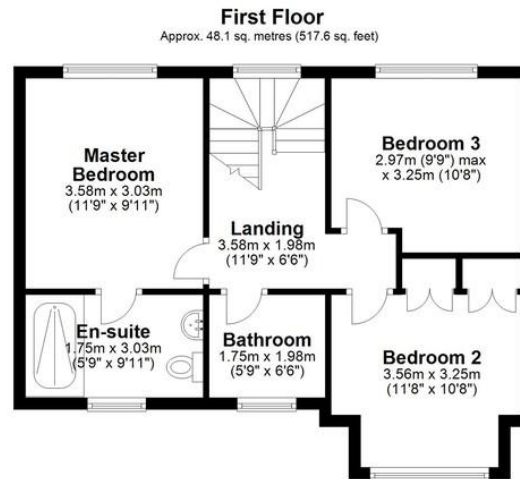
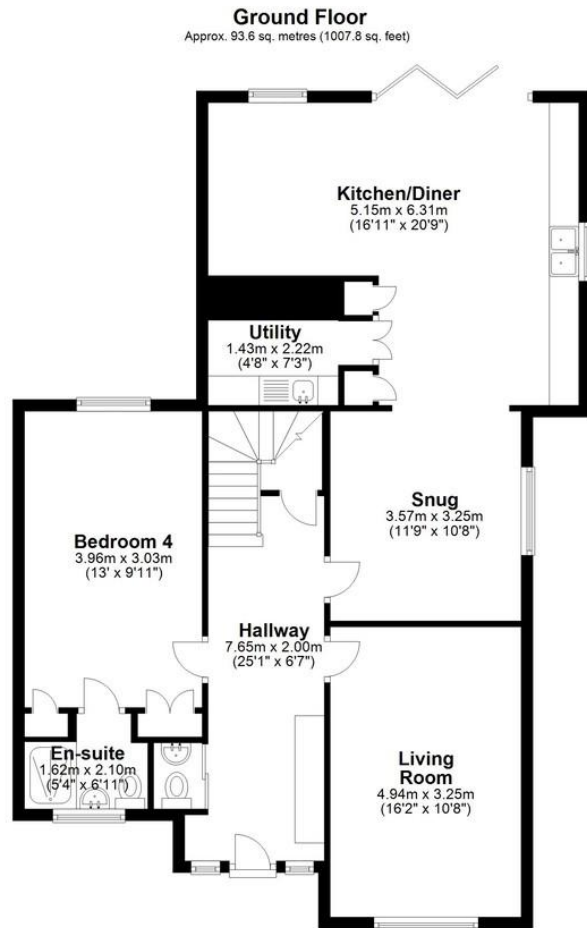
**Total Floor Area:**  
1,525 sq ft / 142 sq m

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

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Total area: approx. 141.7 sq. metres (1525.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



## OFFICE CONTACT INFO

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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