



## BANK CLOSE, NEWTON, CHESTER

**£389,950**

- SPACIOUS DETACHED BUNGALOW
- AGA COOKER
- NO ONWARD CHAIN
- LARGE DRIVEWAY
- CORNER PLOT
- PRIVATE REAR GARDEN



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**BED BATH RECEPTION EPC**

Nestled on a generous corner plot in a quiet and sought-after cul-de-sac, this beautifully presented detached bungalow offers spacious, versatile living accommodation and superb kerb appeal. Set well back from the road, the property is surrounded by mature, well-tended gardens to the front and side, providing both privacy and a lovely green outlook.

A private driveway offers ample off-road parking and leads to a detached single garage with an electric remote-controlled up-and-over door for added convenience.

Located in the popular residential area of Newton, the property enjoys close proximity to a range of amenities including local shops, green open spaces, and excellent transport links. Chester city centre is just a short drive away, while the vibrant Hoole area-with its cafés, boutiques and restaurants-is within easy walking distance.

## Outside – Front Garden & Driveway

The front of the property is framed by an attractive low-level walled garden filled with mature shrubs and plants, set within decorative stone borders and paved walkways. A timber side gate provides pedestrian access

to the rear garden, while the private driveway leads to the detached garage.

## Entrance Porch

A uPVC double glazed porch with tiled flooring and wall-mounted electric heater provides a warm welcome and access to the main hallway.

## Hallway

Featuring a uPVC double glazed entrance door with decorative frosted glass, this spacious hallway includes two wall-mounted radiators, a large double-door storage cupboard, and an additional linen cupboard.

## Lounge

Generous in size and filled with natural light, the lounge benefits from dual aspect windows, an electric fire with decorative surround, and French doors opening into the conservatory.

## Conservatory

With a tiled floor and radiator, the conservatory is perfect for year-round enjoyment and opens directly onto a paved patio area, ideal for relaxing or entertaining.

## Kitchen

The heart of the home, the kitchen boasts an excellent

range of fitted units with granite worktops, an AGA cooker, granite inset sink with chrome mixer tap, and a breakfast bar. There's a rear-facing window with matching granite sill and a glazed back door for access to the garden.

## Utility Room

Practical and well-equipped, the utility includes further wall and base units, granite surfaces, stainless steel sink, space for appliances, tiled walls and flooring, and a rear-facing window.

## Shower Room

Contemporary in design, the main shower room includes a vanity unit with wash basin, WC, corner shower with chrome fittings, tiled walls and floor, towel radiator, and frosted window.

## Bedroom One

A large double room with fitted wardrobes and drawers, radiator, front-facing window, and direct access to the en-suite.

## En-suite

Exceptionally spacious and well-appointed, featuring a large shower enclosure with chrome fixtures, vanity unit with basin, WC, part-tiled walls, tiled floor, heated towel rail, and two frosted windows to the side and rear. This



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aspect window overlooking the garden.



**Council Tax Band:** E

**Local Authority:** Cheshire West and Chester Council

**Total Floor Area:** 1,392 sq ft / 129 sq m

**Tenure:** Freehold

**Service Charge (per annum):**

**Ground Rent (per annum):**



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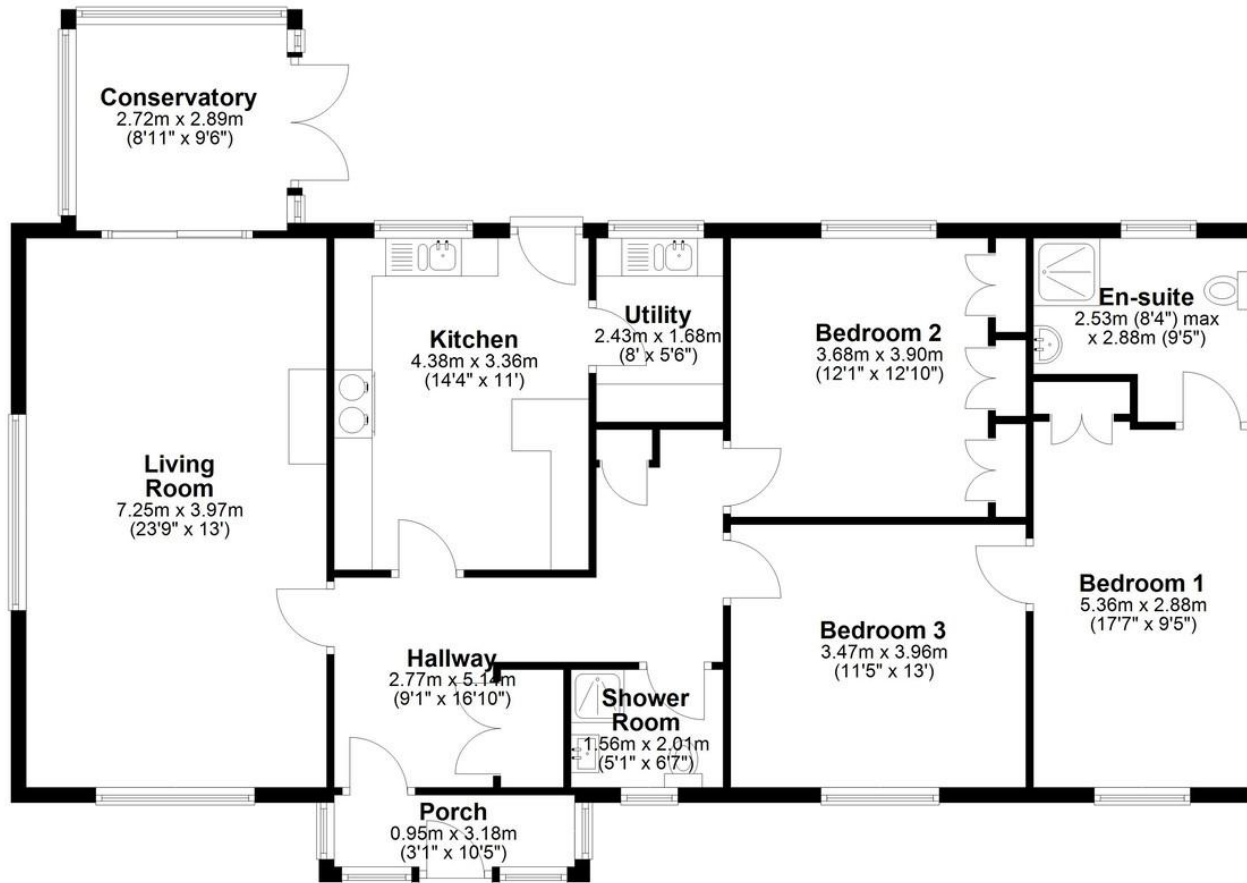




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## Ground Floor



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

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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