



## LARCHFIELDS, SAUGHALL, CHESTER

£280,000

- MODERN KITCHEN & STYLISH BATHROOM
- SOUGHT-AFTER VILLAGE LOCATION
- CONSERVATORY
- EXCEPTIONALLY MAINTAINED GROUNDS
- AMPLE PARKING
- NO CHAIN





# LARCHFIELDS, SAUGHALL, CHESTER

3  
BED

1  
BATH

2  
RECEPTION

Opportunities to purchase a home in the charming village of Saughall are few and far between - especially one as well-maintained and beautifully presented as this semi-detached gem, nestled in a quiet and well-kept residential area.

Upon entering the property, you're greeted by a welcoming entrance hall with a feature staircase leading to the first floor. Off the hallway is a spacious lounge, complete with a large front-facing window and an elegant electric fireplace, perfect for relaxing evenings. The modern kitchen is generously sized and equipped with an electric oven, gas hob, and integrated fridge and freezer. Adjacent to the kitchen is a separate dining room that flows into a bright conservatory, which opens out to the rear garden. Also on the ground floor is a versatile additional reception room, currently used as a home office, but equally suitable as a third double bedroom, playroom, or hobby space.

Upstairs, the first floor offers two well-proportioned double bedrooms and a stylish family bathroom. The bathroom features a separate walk-in shower and a freestanding roll-top bath enhanced by ambient lighting for a luxurious bathing experience.

Outside, the rear garden is impeccably kept,

mainly laid to lawn with well-defined borders ready for planting, and includes a garden shed for storage. The front of the property boasts a low-maintenance courtyard-style garden with attractive trees and shrubs, along with a generous driveway providing off-road parking for multiple vehicles.

Additional benefits include gas central heating and double glazing throughout. The property has the benefit of NO ONWARDS CHAIN.

This is a truly delightful home in a sought-after village location - early viewing is highly recommended.





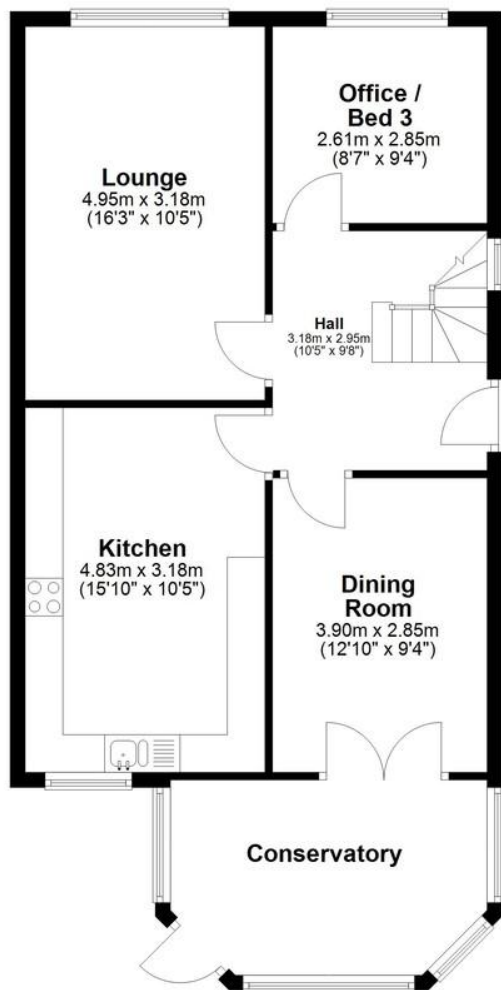




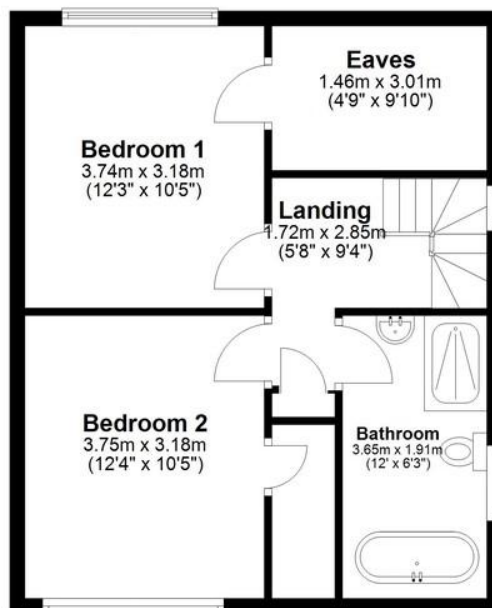




### Ground Floor



### First Floor



### TOTAL FLOOR AREA

1,270 sq ft / 118 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 C

### 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		87
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

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