



CURZON CLOSE, CHESTER

£560,000

- DETACHED FAMILY HOME
- SITUATED IN CURZON PARK
- THREE RECEPTION ROOMS
- CONVENIENT ACCESS TO CHESTER CITY CENTRE
- PRIVATE REAR GARDEN WITH LEAFY OUTLOOK

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CURZON CLOSE, CHESTER

3
BED

1
BATH

3
RECEPTION

A delightful three-bedroom detached family home situated in a prime cul-de-sac position with a south-facing garden, in one of Chester's most sought-after locations-Curzon Park. Curzon Close is tucked away in a tranquil setting just off Curzon Park North, within walking distance of the city centre and the River Dee. The property has an attractive frontage and is approached via a slate-chipping driveway with ample parking. A composite front door leads into a porch, which then opens into a light and airy hallway with an understairs cloak cupboard.

The kitchen, dining area, and living room come together in a thoughtfully designed open-plan layout that promotes seamless movement throughout the space-perfect for everyday living and entertaining guests. The kitchen offers ample storage with a range of practical cupboards and includes an inner door connecting to the utility room and downstairs WC. The open-plan area easily accommodates a large dining table and/or comfortable seating, all bathed in natural light from the French doors that open onto the rear garden. At the front of the home, the lounge provides a spacious, well-balanced setting, enhanced by large windows that fill the room with sunlight.

A stylish turning staircase leads to the first floor, where a central landing grants access to three well-proportioned bedrooms and a contemporary family bathroom. Two of the bedrooms are comfortably sized to accommodate double beds, while the third remains a spacious single room with additional space for storage. The family bathroom features a modern four-piece suite, including a bathtub, separate shower enclosure, WC, and wash basin-all finished to a high standard with sleek, contemporary fittings.

At the front, the property benefits from a generously sized driveway offering ample off-road parking. The integral garage is accessible from the front of the house and provides valuable storage space. To the rear, a delightful garden awaits, featuring a substantial paved patio-ideal for outdoor dining or relaxing in the warmer months. A charming stone pathway runs through the heart of the garden, adding both character and practicality, even on rainy days.

Chester city centre is a 15-minute walk away and is a thriving hub for business, tourism, shopping, culture, and the arts. There are several excellent schools nearby, including The King's School, The Queen's School, Chester Catholic High School, and Queen's Park High School-all within easy reach of

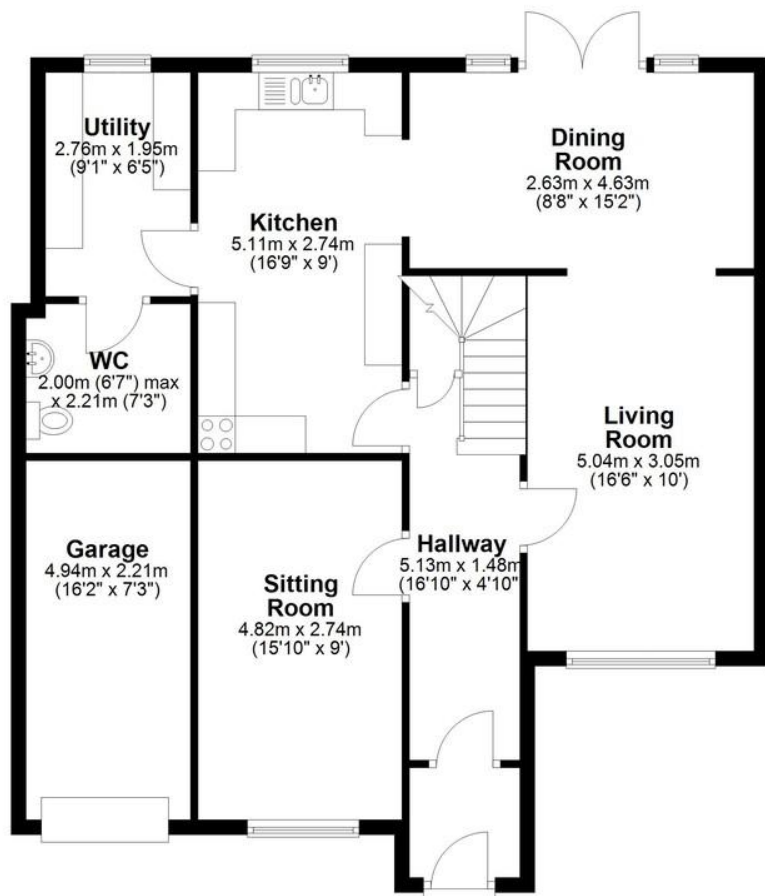
the property. The area is well served by the motorway network (M53, M56, and M6), providing links to Liverpool and Manchester, both of which have international airports. The mainline railway station offers direct services to London Euston (approximately two hours). A wide range of leisure facilities is also nearby, including Chester Golf Club, just 800 yards away.







Ground Floor



First Floor



TOTAL FLOOR AREA

1,502 sq ft / 140 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 D

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Pote
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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