

22 Bacheffield Avenue,
Chester

£550,000

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Welcome to 22 Bachefield Avenue, a fabulous family home with five generous bedrooms, the most wonderful family room with kitchen and dining space and breathtaking views.

"The property is in a cul de sac, so it is lovely and quiet, hardly any traffic, and safe for the children."

As you open the front door, engineered Oak flooring stretches out ahead of you to the oak doors that hide the rooms beyond. There is a useful cloakroom with a modern style finished with brass-coloured fixtures.

All windows to the front have white plantation blinds to add privacy, whereas the rear windows are unobstructed to fully embrace the open views that the rear of this property enjoys.

Flexible Living...

The two reception rooms at the front of the property offer flexibility in their uses. The first is currently a playroom which is ideal for letting the children have fun and make a mess, and you can simply close the door on it, meaning that the rest of your home is not taken over by toys. The second room is currently a gym but could be used as a study, dining room or second sitting room.





The heart of the home...

The family room with kitchen and dining space is where this family spends most of their time, hectic mornings or regrouping at the end of the day to chat and share a meal.

The kitchen area has a horseshoe layout with plenty of workspace, modern cream high-gloss units, and a double oven, ready for you to peel, chop and cook your way to a gourmet masterpiece.

Bi-fold doors open up the entire rear wall of the room and allow an uninterrupted view of open fields with a panoramic cityscape of Chester.

There is a separate utility room with units that match those in the kitchen.

Bedroom bliss...

There are five bedrooms; four on the first floor and a fifth in the loft space.

The master bedroom is a sanctuary for rest and relaxation, away from the wonderful chaos of family life. As you wake in the morning, why not take your cup of tea back to bed and watch Chester come to life.

"The view from the bedroom window is like a postcard of Chester with the cathedral taking centre stage."

There are three further bedrooms on this level, plenty of space for everyone.

On the second floor is a fifth bedroom, tucked away in the loft with plenty of head height and storage in the eaves. This room makes the most of the breathtaking views.

"Watching the changing seasons is so special. It's lovely through the summer, and when the leaves fall in autumn, you get a fantastic view of the river."

Bathrooms...

The master bedroom has an atmospheric ensuite shower room with black tiles and contrasting white fitting. Finished to a very high standard with a large walk-in shower, wash hand basin and WC.

The family bathroom has a P-shaped bath with a shower over it and a curved glass shower screen, perfect for bath time with the kids before bed or a long soak at the end of a busy day.

Outside...

The front of the property has a resin driveway with parking for 3 cars.

The rear of the property is breathtaking. Bi-fold doors



open fully from the family room with kitchen and dining space to create a flow between the home and the garden, bringing the outside in and perfect for enjoying an alfresco lunch in the summer.

The early morning sun catches the bottom of the lawn area, and as it journeys across the sky, the patio is gently warmed throughout the day and into the evening. With no other properties overlooking the garden, the fence at the end of the lawn is the only thing that separates the plot from the countryside beyond.

"The sunsets we see over Chester from the patio are unreal."

Out and about...

Huntington is a wonderful area, with virtually everything you could need within 10 minutes of the property.

The local primary school is just a 10-minute walk, and the secondary school is at nearby Christleton. If you prefer private schooling, Abbeygate School is a 10-minute drive away.

Chester City is 10 minutes away; from there, you can access the train station with routes all over the country. The motorway system is also very accessible, with the M53 and M56 within 10 minutes, giving access to all major cities across the North West and beyond; Manchester is approximately 40 minutes away.

But it goes deeper than just great schools and transport links. Huntington is a community with local shops and the pub, which is a great place for families with a beer garden and children's play area, and families will often go for a quick bite on a Friday night to let the children play together and blow off some steam after a long week at school. For the big shop, Sainsbury's is just a three-minute drive.

For entertainment, Chester is straightforward to access for a night on the town or a day of retail therapy. The renowned Et Alia restaurant is only a 5-minute walk, meaning you don't need to drive or wait for a taxi and can indulge in a few drinks with dinner.

The Huntington nature reserve is great fun for the children and ideal for taking the dog; there is even a great play area. Or Sandy Lane Aqua Park makes for a great day out.

Tenure: Freehold

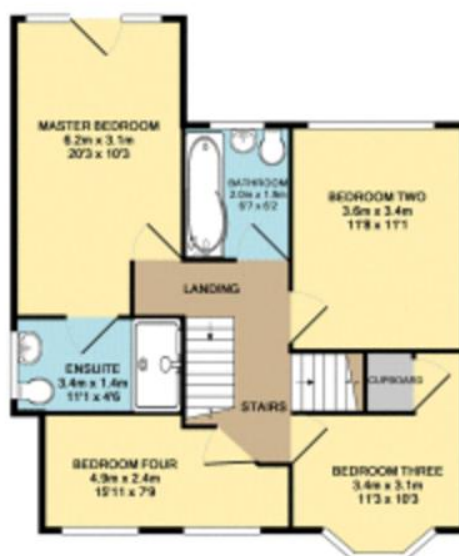








GROUND FLOOR
APPROX. FLOOR
AREA 57.8 SQ.M
(1251 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.1 SQ.M
(755 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 17.3 SQ.M
(372 SQ.FT.)

TOTAL APPROX. FLOOR AREA 228.1 SQ.M (2369 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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