

9 Regiment Close,  
Saughton

£450,000

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This handsome double fronted detached family home which sits in one of the best positions within this popular development, quietly located with stunning open views across open farmland from the living room and first floor with a westerly walled private garden, all the benefits of living in a modern development with great amenities whilst having a semi rural feel you really need to view this property to appreciate its unique position. With four good sized bedrooms including an en-suite and fitted wardrobes to the master this house is all about light and views. To the ground floor there are two large principal reception rooms with the living room offering stunning light and views with the dining kitchen having French doors onto a westerly patio with attractive fitted units complemented with quartz work surfaces and integrated appliances.

#### ENTRANCE HALL

Composite double glazed entrance door, attractive, "Cavalio" wood effect flooring, stairs off.

#### CLOAKS/W/C

Continued "Cavalio" flooring, modern white suite with low level w/c and wash hand basin.

#### LIVING ROOM

22' 2" x 10' 9" (6.76m x 3.28m) Three Upvc double glazed







windows offering a great view and an abundance of light.

### DINING KITCHEN

22' 2" x 9' 8" (6.76m x 2.95m) Stylishly fitted range of white gloss finished wall, floor and drawer units complimented by "Quartz" work surfaces with a recessed one and a half sink and drainer with a chrome effect mixer tap, "Smeg" stainless steel electric oven and microwave, gas hob with a stainless steel splash back with a stainless steel extractor hood over, integrated "Neff" dishwasher, integrated fridge/freezer, Upvc double glazed french doors onto the rear patio, two further double glazed windows providing much light, continued flooring.

### UTILITY ROOM

9' 5" x 5' 11" (2.87m x 1.8m) Cream base units with wood effect work surfaces, inset stainless steel sink and drainer with a mixer tap, plumbing for a washing machine, space for a tumble dryer, wall mounted "Ideal" central heating boiler, double glazed door to the rear.

### LANDING

Loft access and airing cupboard with linen shelving.

### BEDROOM ONE

13' 3" x 12' 6" (4.04m x 3.81m) Triple built in wardrobe with glazed sliding doors.

### EN SUITE SHOWER ROOM

7' 3" x 5' 6" (2.21m x 1.68m) Modern white suite with a fully tiled shower cubicle with a chrome effect T bar style shower unit, pedestal wash hand basin, low level w/c, chrome effect heated towel rail.

### BEDROOM TWO

12' 6" x 11' 1" (3.81m x 3.38m) Simply stunning panoramic views across open farmland towards the Bickerton/Peckforton hills via two double glazed windows.

### BEDROOM THREE

10' 4" x 9' 4" (3.15m x 2.84m)

### BEDROOM FOUR

9' 8 reducing to 7' 2" x 9' 4" (2.95m x 2.84m) Simply stunning panoramic views across open farmland towards the Bickerton/Peckforton hills.

### BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m) Well appointed and modern white three piece with a chrome effect T bar shower unit over the bath, extractor fan.

### OUTSIDE

The garden which is part walled with a westerly/southerly aspect which is situated to the side of the property with gated access to the driveway with a paved pathway to the rear.





### DETACHED SINGLE GARAGE

16' 10" x 8' 3" (5.13m x 2.51m) Accessed via the driveway which offers 2/3 parking spaces.

### TENURE

The property is understood to be freehold.

### VIEWINGS

Strictly By Appointment with Currans Homes.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

**Tenure:** Freehold

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

**Council Tax:** Band F

**Viewings:** By appointment only



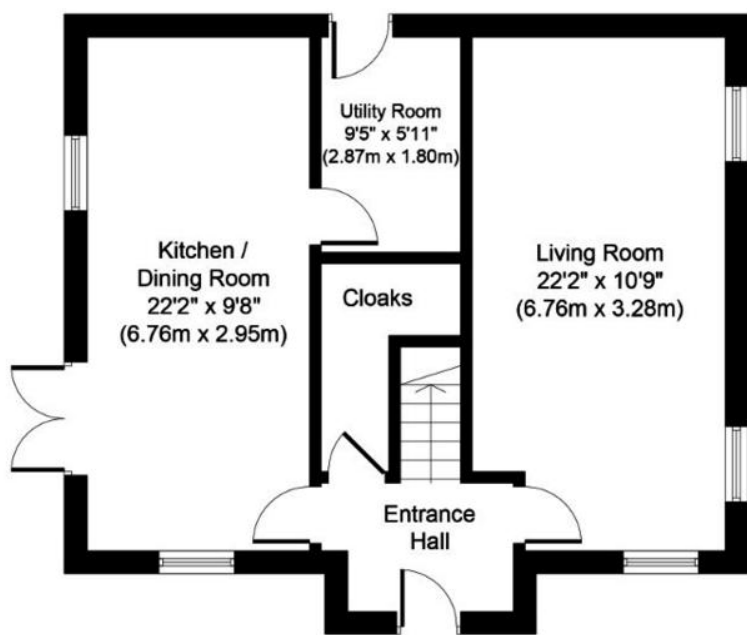




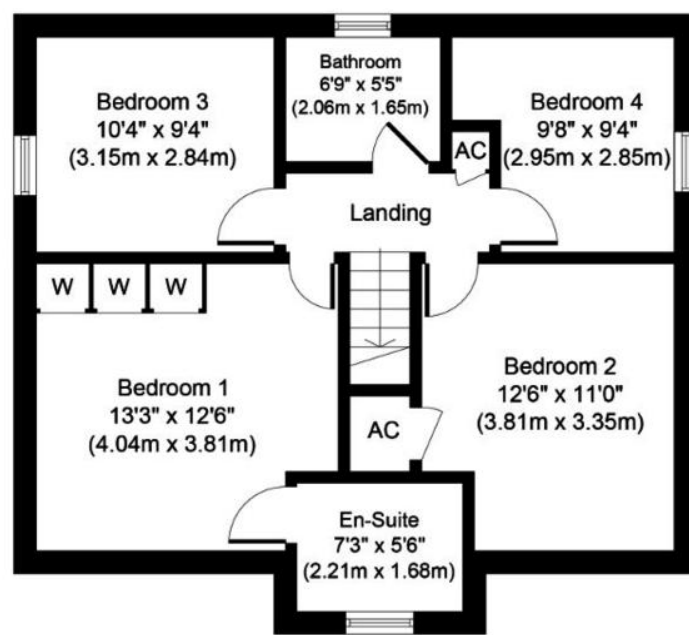








**Ground Floor**  
**Approximate Floor Area**  
**637 Sq. ft.**  
**(59.2 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**637 Sq. ft.**  
**(59.2 Sq. m.)**

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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