

21 Emperor Avenue,  
Chester

Offers Over £550,000

CURRANS  
*homes*



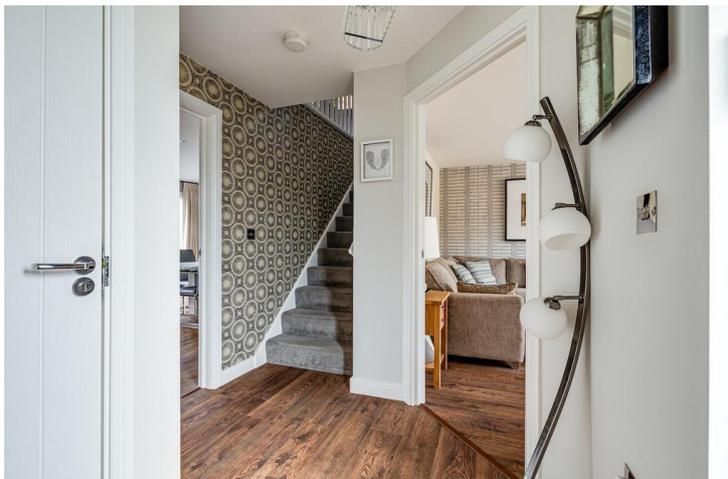
Nestled in an enviable spot in a prestigious new development close to the heart of Chester, this stunning four-bedroom detached family home seamlessly combines contemporary luxury with the utmost in practicality. Boasting an array of impressive features, including a spacious master bedroom with an en-suite, a sprawling kitchen diner, and an expansive rear garden with a unique sheltered bar area, this property epitomises modern family living.

In brief the property comprises of; entrance hall, w.c., living room with bay window, large kitchen diner with integrated appliances and French doors to rear garden and useful under stairs utility cupboard, whilst at first floor level there are four bedrooms, the master being of notable size with fitted wardrobes and access to an en-suite - and the family bathroom complementing the other four double rooms.

Externally the property benefits greatly from being one of the larger plots on the Kings Moat development which has given it a wider garden and also a wider driveway for two vehicles to park either side.

The rear garden is mainly laid to lawn but features a patio area and a striking bar/entertainment area.





Situated just a stone's throw from Chester city centre, the property is also in close proximity to the prestigious King's School, the business park and transport links to Manchester, Liverpool and North Wales.

#### FINER POINTS

- \* Modern contemporary family home
- \* Four double bedrooms
- \* Enviable position on the development
- \* Larger than average plot
- \* Expansive rear garden

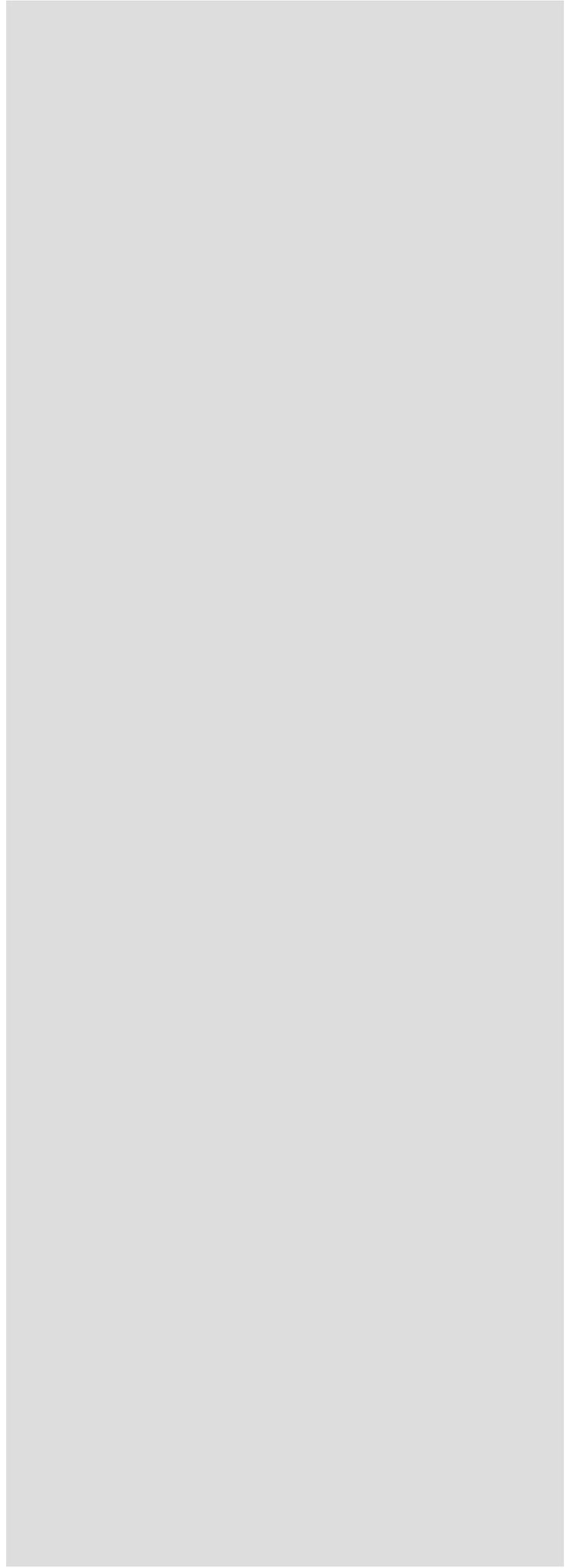
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference 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 Tax:** Band E

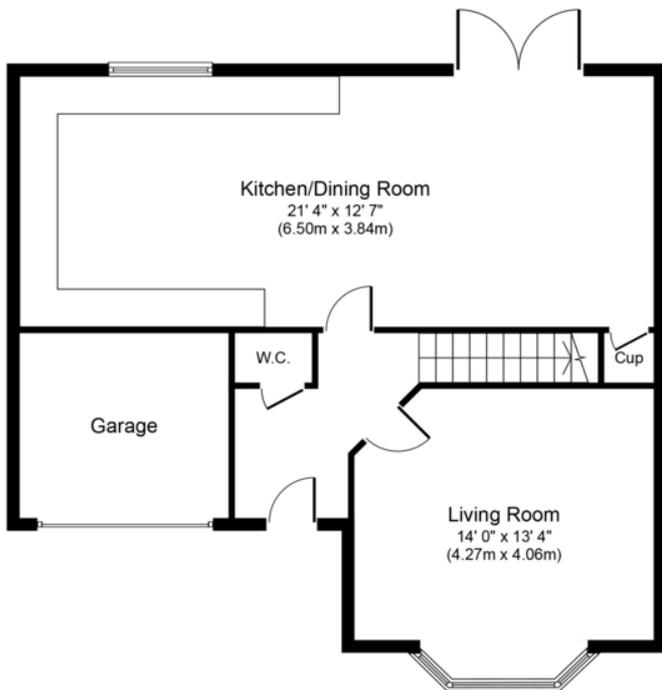
**Viewings:** By appointment only



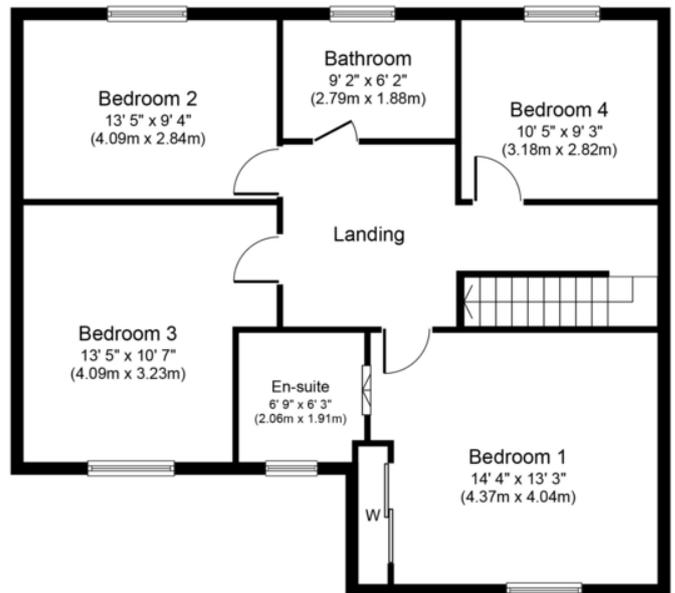








**Ground Floor**  
**Approximate Floor Area**  
**871 sq. ft.**  
**(80.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**857 sq. ft.**  
**(79.6 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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