



**Roof Tops, Lodge
Gardens, Upton, Chester,
CH2 1HG**

£585,000

Freehold

Situated in a much sought-after location within Upton Village and enjoying a position within a select courtyard, is this bespoke constructed 1990's dormer detached bungalow, which offers unique, versatile and spacious accommodation throughout, to include two reception rooms and four bedrooms, of which the master suite is on the first floor.

Built to a bespoke specification by a local builder for their own use, this property is ideally situated, close to three green spaces, Upton Golf Club and numerous other facilities within Upton, local shops and schools together with the Library recreational facilities and doctors surgery, along with easy access to Chester city centre and rail services from the Bache station. The property itself is of an attractive dormer style design and has expansive internal layout ideal for family use. In addition, the property has the benefit of a brick paved driveway, a double garage, a rear lawned garden, a gas fired combination central heating/hot water boiler, two solar PV cell arrays, connections to all mains services and the following accommodation which is described in detail below.



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Entrance Hall 29'10" x 8'5" max (9.1m x 2.57m max). An attractive Entrance Hall with tiled flooring throughout, mirror sliding door fronted cloaks/storage, turned staircase to the first floor with understairs storage cupboard, central heating thermostat control, ceiling spotlights and radiators.



Sitting Room 15'9" x 15'6" (4.8m x 4.72m). Featuring a Cotswold limestone fireplace surround with inset woodburning stove, tiled flooring, dual aspect windows overlooking the front aspect and French Doors leading out into the rear garden, gas fire point, ceiling downlighters, radiator, and inner doorways leading to the music room and kitchen/dining room.



Music Room 15'7" x 15'6" (4.75m x 4.72m). With tiled flooring, radiator, television point, inner doorway leading to the kitchen/dining room, and French doors with adjacent picture windows overlooking and leading to the rear garden.

Kitchen/Dining Room 15'5" x 15' (4.7m x 4.57m). A dining and food preparation area, featuring a high pitched ceiling, fitted range of extensive wall units, floor cupboards and drawers with granite effect work surfaces, tiled splashbacks, tiled flooring, aspect to the front, Velux windows, radiator, stainless steel 1½ bowl single drainer sink unit with chromium mixer tap, fitted Neff hob and stainless steel extractor hood above and separate electric double oven/grill, integrated Bosch dishwasher, Worcester boiler, doorway leading to the rear porch, and points and space for a refrigerator and freezer.

Rear Porch 5'8" x 5'1" (1.73m x 1.55m). With tiled flooring rear external door, electric alarm control panel, inner doorway leading to the garage and additional inner doorway leading to the utility room.

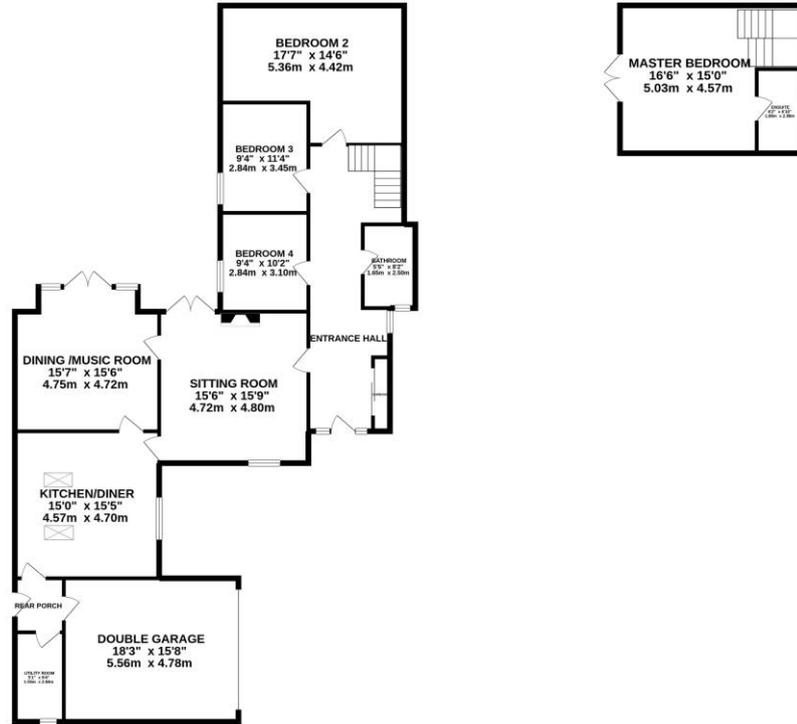
Utility Room 9'4" x 5'1" (2.84m x 1.55m). With fitted range of storage units, granite effect work surface, tiled splashbacks, tiled flooring, radiator, ceiling spotlights, stainless steel single drainer sink unit, ceiling void access hatch, and points and space for a washing machine and tumble dryer.



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GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Sales

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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4 Bedroom House,

£585,000