



Fern Hill Drive, Chester, CH3

£440,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

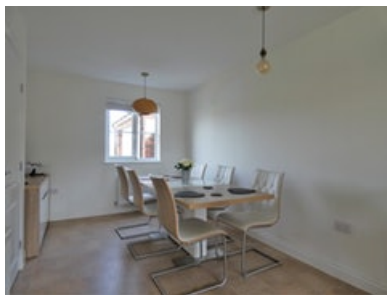
****FANTASTIC FOUR BEDROOM FAMILY HOME SITUATED ON A DESIRABLE CORNER PLOT WITH A DETACHED DOUBLE GARAGE OVERLOOKING THE GREEN AND STUNNING SCENERY THAT SURROUNDS**** This fabulous family home offers an abundance of living and sleeping accommodation within for all to enjoy. The home benefits from additi

Key features:

- Four Bedrooms
- Two Ensuites
- Large Modern Family Bathroom
- Two Large Reception Rooms
- Corner Plot
- Large Modern Kitchen Diner
- Detached
- Garage

Extra info:

- **Property Age:** 1 years
- **Council Tax:** Band F (£2455.19 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



****FANTASTIC FOUR BEDROOM FAMILY HOME SITUATED ON A DESIRABLE CORNER PLOT WITH A DETACHED DOUBLE GARAGE OVERLOOKING THE GREEN AND STUNNING SCENERY THAT SURROUNDS****

This fabulous family home offers an abundance of living and sleeping accommodation within for all to enjoy. The home benefits from additional extras that have been added to the property and is modernised within with the show home standard still showing through.

Living Room/2nd Reception Room 4.20m x 4.64m

Plenty of space for all the family to enjoy is offered to the ground floor with a large living area with patio doors into the garden.

Dining Room 3.52m x 2.97m/

A versatile dining room that can alternatively be used as a play room or office if desired.

Family Room/Kitchen 3.02m x 3.19m

A large modern kitchen diner that offers plenty of space for entertaining within whilst cooking, with breakfast bar.

There is also a separate utility and a cloakroom WC to the ground floor. Externally to the front of the property is an extensive driveway that provides off street parking for several vehicles and leads to a detached double garage.

The property overlooks a green to the front and a pathway provides access to stunning scenic walks within the Cheshire countryside. To the rear of the property there is a large rear garden that is south facing. The garden is enclosed with fencing and is mainly laid to lawn. It features decorative sleeper beds and a raised decked area provides an ideal spot for al-fresco dining and entertaining.

Master Bedroom 4.18m x 2.92m

Master Suite with substantial bedroom, fitted sliding wardrobes, ensuite with WC sink and walk-in shower.

Guest Bedroom 2.86m x 2.66 m

Another double bedroom with double sliding wardrobes and en-suite making a cosy private space for guests to stay.

To the first floor are three double bedrooms and one single of which two benefit from built in wardrobes and en-suites. The galleried landing certainly showcases the WOW factor of this home as it provides a bright and airy space in the center of the home.

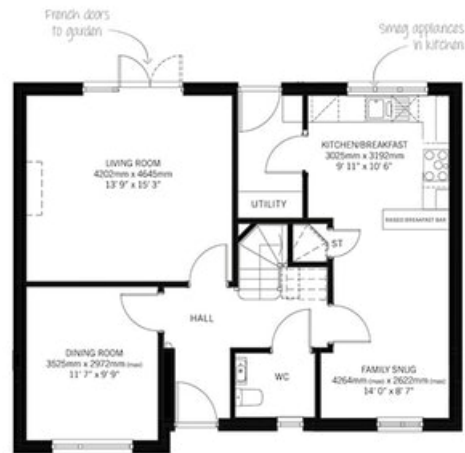
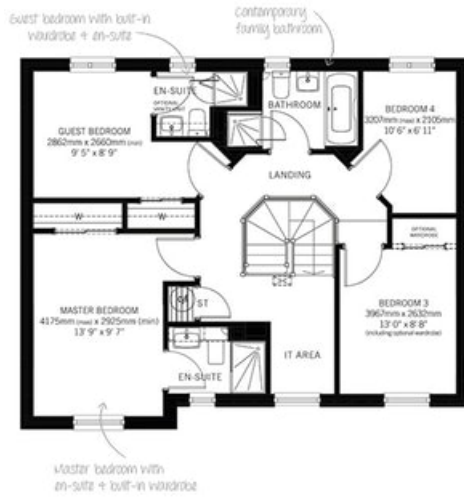
Bedroom 3 3.96m x 2.63m

Bedroom 4 3.20m x 2.10m

The family bathroom is also located to the first floor which benefits from a modern suite including a separate shower cubicle.

A truly superb property in Chester in a great area, call us today to book your appointment.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

19, Fern Hill Drive, Farndon, CHESTER, CH3 6SH

Dwelling type: Detached house	Reference number: 2208-1927-7302-5313-5910
Date of assessment: 20 December 2017	Type of assessment: SAP, new dwelling
Date of certificate: 20 December 2017	Total floor area: 137 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,503
Over 3 years you could save	£ 144

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 144 over 3 years</p> </div>
Heating	£ 948 over 3 years	£ 951 over 3 years	
Hot Water	£ 324 over 3 years	£ 177 over 3 years	
Totals	£ 1,503	£ 1,359	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

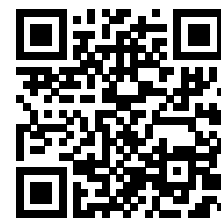
<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #4682b4; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #800000; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p> <table style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <th style="width: 30%;"></th> <th style="width: 35%; border: 1px solid black;">Current</th> <th style="width: 35%; border: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; vertical-align: middle;"> </td> <td style="text-align: center; border: 1px solid black; font-size: 1.5em; font-weight: bold;">84</td> <td style="text-align: center; border: 1px solid black; font-size: 1.5em; font-weight: bold;">93</td> </tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G		Current	Potential		84	93	<p style="font-size: 0.8em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em; margin: 0;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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	Current	Potential												
	84	93												

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 141
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 819

MISREPRESENTATION ACT, 1967.

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