



17 Handa Drive, Ellesmere Port

£470,000

MODERN FOUR BEDROOM DETACHED FAMILY HOME • BEAUTIFULLY PRESENTED THROUGHOUT • INTEGRAL DOUBLE GARAGE • PARKING FOR SEVERAL CARS • ATTRACTIVE REAR GARDEN • PART OF MOST POPULAR DEVELOPMENT • HANDY DRESSING ROOMS/STUDIES • INTERNAL VIEWING A MUST

Modern four bedroom detached home with spacious lounge, open-plan kitchen, en-suite, double garage, parking, and flexible rooms for study or storage in a sought-after development.

Council Tax band: E

Tenure: Freehold



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LOCATION

The property is set on a highly popular modern development close Cheshire Oaks Retail Park. Access to the main road network via could not be easier. Chester City Centre is a short drive away.

HALL

5' 9" x 12' 3" (1.75m x 3.74m)

An L shaped hallway with wood effect laminate floor and contemporary radiator.

LIVING ROOM

16' 2" x 11' 3" (4.94m x 3.43m)

With UPVC double glazed French doors to the rear garden. Electric fire in timber surround. Wood effect laminate floor and UPVC double glazed window.

STUDY

9' 1" x 12' 2" (2.76m x 3.72m)

With wood effect laminate floor, radiator and UPVC double glazed window.

KITCHEN/DINING ROOM

17' 10" x 9' 3" (5.43m x 2.81m)

A spacious dual purpose room with a range of fitted floor and wall units with timber worktops. 5 ring gas hob with stainless steel extractor hood. Integral microwave, dishwasher and fridge. Tiled floor and partly tiled walls. Belfast style sink. Contemporary radiator. UPVC double glazed window and UPVC double glazed double doors to the Conservatory.

CONSERVATORY

9' 0" x 13' 9" (2.74m x 4.20m)

UTILITY ROOM

CLOAKROOM

3' 6" x 5' 0" (1.07m x 1.53m)

With white WC and wash hand basin on a vanity unit. Heated towel rail, partly tiled walls and extractor fan.

LANDING

8' 11" x 2' 10" (2.71m x 0.86m)

With loft access, recess spotlights and airing cupboard.

BEDROOM 1

9' 4" x 14' 5" (2.85m x 4.39m)

With wood effect laminate floor, 2 UPVC double glazed windows and recessed spotlights. Contemporary radiator.

EN-SUITE

5' 9" x 6' 9" (1.75m x 2.06m)

With a white suite of a WC, wash hand basin on a vanity unit and shower cubicle. Partly tiled walls, extractor fan, tiled floor and heated towel rail. Frosted UPVC double glazed window.

BEDROOM 2

10' 0" x 16' 5" (3.04m x 5.01m)

With a radiator, recessed spotlights and UPVC double glazed window.

DRESSING ROOM /STUDY

4' 4" x 11' 4" (1.31m x 3.46m)

With Velux roof window, wood effect laminate floor and recessed spotlights.

BEDROOM 3

9' 8" x 9' 7" (2.95m x 2.91m)

With a radiator and UPVC double glazed window. Wood effect laminate floor and fitted wardrobes.

DRESSING ROOM/STUDY

4' 4" x 14' 4" (1.31m x 4.38m)

With Velux roof window, radiator and wood effect laminate floor.

BEDROOM 4

7' 10" x 9' 2" (2.39m x 2.80m)

With radiator, recessed spotlights, wood effect laminate floor and UPVC double glazed window.

BATHROOM

7' 4" x 6' 1" (2.24m x 1.85m)

With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Partly tiled walls. Extractor fan, heated towel rail and frosted UPVC double glazed window.

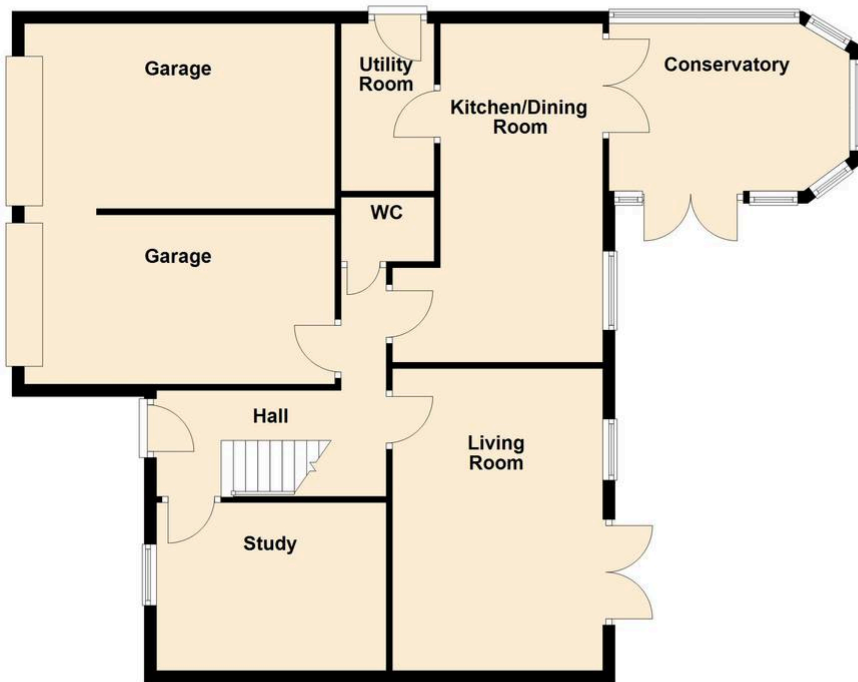
DOUBLE GARAGE

An integral double garage with two up and over doors. Power and light. Electric car charger. Glow worm wall mounted boiler. Door to the side.

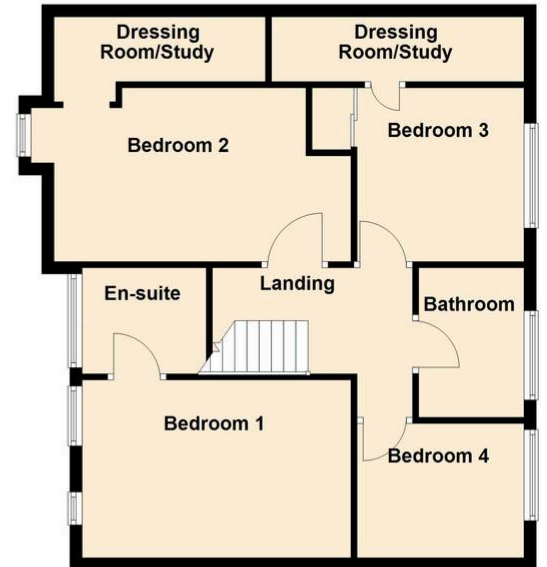
OUTSIDE

To the front is a lawn and a brick paved double drive to provide ample parking. there is a further brick paved area to the side of the property. Gates on both sides lead to the rear. The rear garden has a patio, small pond and a lawn.

Ground Floor



First Floor



You can include any text here. The text can be modified upon generating your brochure.