



Ivy Court

Pulford, Chester | Cheshire | CH4 9EZ

£1,075,000

MONOPOLY
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Nestled in the charming village of Pulford, just a short distance from Chester, this impressive detached house on Wrexham Road offers a perfect blend of space, comfort, and modern living. Built in 1997, the property boasts a generous 2,403 square feet of well-designed living space, making it an ideal family home. Upon entering, you are greeted by an entrance hall, wow factor open plan kitchen/living/dining area and four inviting reception rooms, each providing a versatile area for relaxation, entertainment, or family gatherings. The layout is thoughtfully arranged to ensure both privacy and connectivity, catering to the needs of contemporary family life. The property features four spacious bedrooms, providing ample accommodation for family members or guests. With three well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all. The exterior of the home is equally impressive, with ample parking available for up to five vehicles on a front drive and in a garage, making it perfect for families with multiple cars or for hosting visitors. The surrounding area is peaceful and picturesque, offering a delightful setting for those who appreciate the beauty of the countryside while still being close to the amenities of Chester. This property presents a wonderful opportunity for those seeking a spacious and well-located family home in a desirable area. With its combination of generous living space, modern conveniences, and a tranquil setting, this house is sure to appeal to discerning buyers looking for their next dream home.

- AN EXEMPLARY, EXTENDED, EXECUTIVE DETACHED HOME
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- HIGH SPECIFICATION KITCHEN OPEN PLAN INTO A LIVING/DINING AREA
- FAMILY BATHROOM PLUS TWO EN SUITE SHOWER ROOMS
- UTILITY ROOM & DOWNSTAIRS WC
- SET ON A GENEROUS PLOT OF 0.67 ACRES TO INCLUDE A PADDOCK
- WONDERFUL COUNTRYSIDE VIEWS
- AMPLE OFF ROAD PARKING & GARAGE
- SOUGHT AFTER LOCATION



Location

Situated in the sought after village of Pulford just a few miles to the south of the historic city of Chester. Chester provides an excellent range of services and facilities, including an award-winning theatre and numerous restaurants and bars. The Grosvenor Pulford Hotel and Spa is within walking distance. The neighbouring village of Rossett just over the Welsh border provides an excellent range of facilities and amenities including a Co Op convenience store, doctors surgery and pharmacy. A good selection of pubs, restaurants and cafes are perfect for dining out with friends and family. There is a good choice of both private and state schools, including the highly regarded independent schools of The King's and Queen's Schools. Darland High School and St. Peter's Church in Wales Primary School ensure excellent local schooling options. Sporting facilities are well catered for with numerous sports clubs, gyms and facilities in and around the City, motor racing at Oulton Park and horse racing at Chester and Bangor-on- Dee. The property is well-placed for commuting to the commercial centres of the North West via the A55 which leads to the M53 and M56 motorway network and the property is within 2 miles of the Chester Business Park. The A55 also leads to the North Wales coast and across to Anglesey. Chester station offers a direct service to London, Euston within 2 hours.

Entrance Hall

A welcoming entrance space featuring a glazed timber entrance door, timber effect flooring, stairs rising to first floor, under stairs storage cupboard, coving, window to side, doors to lounge, snug, home office, downstairs, wc and kitchen/dining/living area, wall mounted thermostat, alarm panel.

Kitchen/Dining/Living Area

A generous open plan space with a definite wow factor. High specification, bespoke, hand painted, kitchen with complementary quartz worktops, central island with a feature raised solid wood breakfast bar with wine chiller and storage cupboards beneath. Nexus gas range cooker, extractor over, inset double stainless sink with Quooker instant hot water tap with sparkling and filtered drinking water options. Integral dishwasher, window to front, timber effect flooring, pantry unit, stunning inset living flame fire that creates a warm ambience, floor to ceiling glazed windows to both sides, two sets of French doors to rear, coving, door to home bar/entertaining space, spotlights.

Lounge

A superb formal reception space, beautifully appointed with timber effect flooring, double aspect with bay window with window seat to one side, upvc glazed french doors to the other providing a good degree of natural light. Log burning stove set on a slate effect hearth, coving.

Snug

A cosy family room with timber effect flooring, bespoke fitted storage unit/media wall, French doors to garden, coving.

WC

Hand wash basin, wc, timber effect flooring, window to rear, spotlights, feature timber panelling.

Home Office

Timber effect floor, windows to rear and side with a pleasant aspect over the gardens and surrounding fields, coving.

Home Bar

A versatile space currently utilised as a home bar





with fitted bar and shelving units, integral drinks chillers, French doors opening onto patio area perfectly positioned to host alfresco gatherings in the summer months, door to utility room. This space was originally a garage has been converted.

Utility

Fitted range of wall and base units, shoe storage with coat hooks above, spaces for washing machine and tumble dryer, wall mounted gas Worcester boiler, spotlights, door to garage.

First Floor Landing

Spacious landing with carpet, upvc window to front, doors to bedrooms, bathroom and airing cupboard, coving, loft access.

Principal Bedroom

Generous main bedroom that can accommodate a super king sized bed, window to side with countryside views, two built in wardrobes, coving, door to en suite.

En Suite

Oversized shower enclosure, wc and hand wash basin set in a vanity unit. Tiled walls and floor, spotlights, window to side, extractor, chrome towel radiator.

Bedroom Two

Carpet, window to front, stylish fitted wardrobes and dressing table with drawers, upvc French doors opening onto a balcony seating area with wonderful countryside views, door to en suite.

En Suite

Shower enclosure, wc, hand wash basin, heated towel rail, tiled splash back, tiled floor, extractor.

Bedroom Three

Carpet, windows to front and side that enjoy a pleasant outlook to both rear and side elevations, built in wardrobe.

Bedroom Four

Carpet, window to side with a lovely view, contemporary fitted wardrobes.

Bathroom

Tiled in bath with mixer tap, wc, hand wash basin, chrome towel radiator, tiled walls and floor, spotlights, extractor, window to rear, coving.

Garage

Up and over vehicle door, space for a very small car, loft access, lighting, door to utility.

Outside

Plot size 0.67 acres

Rear - Fantastic, extensive, lawned garden/paddock of just over half an acre enjoying views over adjacent fields, patio seating areas adjacent house, mature trees, timber garden store, path to side garden with further lawn and stone paving, gate to front.

Front - Path to entrance vestibule, lawn, mature planting in gravel borders, front drive with space for 4 vehicles leading to garage, path and gate to rear garden.

ADDITIONAL INFORMATION

Upvc double glazed windows...gas central heating...Freehold...CCTV system

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections.
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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

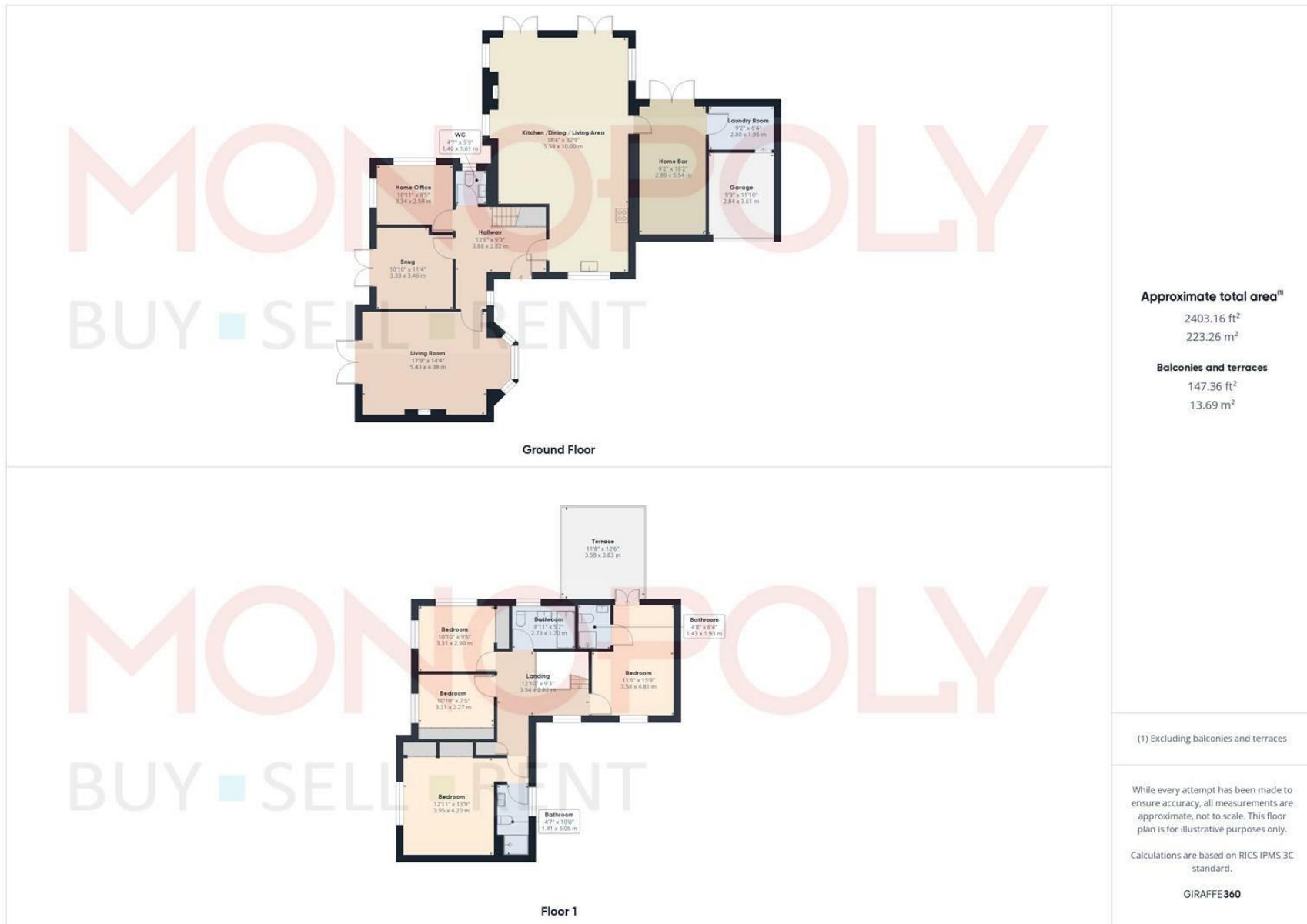
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage







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Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	75	82
(69-80) C		
(58-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO ₂) Rating		
	Current	Provision
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(58-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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England & Wales



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