6 Devana Gardens, Chester, CH4 7FA

Approximate total area(1)

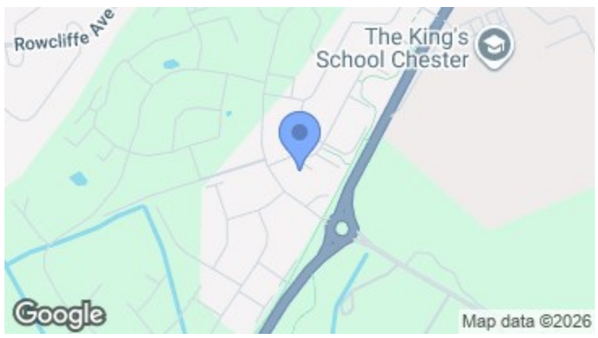
1504 ft²

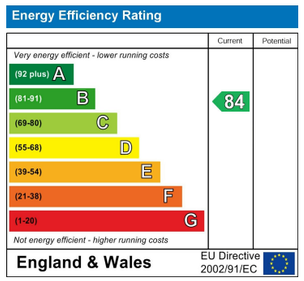
139.8 m²

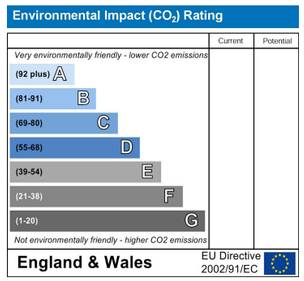
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

rightmove
naea | propertymark PROTECTED
The Property Ombudsman

Cavendish
ESTATE AGENTS
14 Grosvenor Street, Chester, Cheshire, CH1 2DD
Tel: 01244 404040
Email: chester.sales@cavmail.co.uk
www.cavendishproperties.co.uk

6 Devana Gardens

Chester,
CH4 7FA

NEW
£500,000

Occupying one of the finest positions within the highly regarded Kings Moat Garden Village, this beautifully presented four-bedroom detached family home enjoys an enviable setting, set back from the road overlooking an attractive open green. Built during the early phases of the development, the property benefits from a larger-than-average plot and is offered to the market with **no onward chain**.

Finished to an exceptional standard throughout, the home has been thoughtfully upgraded with premium fixtures and fittings, including granite worktops, high-quality tiling and stylish contemporary finishes. Outside, the generous rear garden, detached garage and driveway parking further enhance the appeal of this outstanding home.

Conveniently positioned just off Wrexham Road, Kings Moat Garden Village offers excellent access to Chester city centre, The King's School, the A55 and Broughton Retail Park, while the development continues to grow with planned amenities including a residents' primary school, Costa Coffee, Sainsbury's Local and additional green spaces.

Hallway

The entrance hall is light and welcoming, featuring neutral wood-effect flooring that flows from the kitchen area. It provides access to the living room, kitchen/living area, WC and stairs to the first floor, with white walls and a simple modern light fitting enhancing its fresh appearance.

Kitchen / Living Area

3.89 x 6.50 m (12'9" x 21'3")

The kitchen and living area offers a bright and airy space with a modern feel, featuring white cabinetry complemented by sleek black granite countertops. Ample natural light streams in through a generous window above the sink and French doors that open out to the garden, creating an inviting atmosphere ideal for cooking and casual dining. The flooring has a light wood effect that adds warmth and continuity to the open-plan design, making the room feel spacious and welcoming.

Living Room

4.24 x 4.07 m (13'10" x 13'4")

This living room is a comfortable and inviting space, flooded with natural light from a large bay window and a side window. Carpeted in a neutral shade, the room provides a cosy retreat with ample space for seating and entertainment. The neutral walls and tasteful lighting allow for versatile décor options, making this room ideal for relaxing or socialising.

WC

1.34 x 1.84 m (4'4" x 6'0")

This bright and practical cloakroom is fitted with white sanitary ware including a pedestal basin and WC, with tiled walls and a heated towel rail, offering a useful downstairs WC facility.

Landing

Internal doors lead to the four bedrooms and family bathroom. There is also a hatch for loft storage.

Bedroom

4.37 x 4.09 m (14'3" x 13'5")

The master bedroom is a spacious and serene retreat, featuring soft carpeting and a large window that fills the room with natural light. A wall of mirrored sliding wardrobes provides generous storage while enhancing the sense of space. The neutral décor and subtle wall panelling behind the bed create a calm and restful atmosphere, perfect for unwinding.

Bathroom (En-suite)

2.13 x 1.75 m (6'11" x 5'8")

This shower room offers a clean and contemporary space, finished in white with tiled walls and flooring that add to its fresh and bright feel. The walk-in shower features a glass door, complemented by a pedestal basin and toilet, all arranged for ease of use in a compact layout.

6 Devana Gardens, Chester, CH4 7FA

Bedroom 2

2.86 x 4.10 m (9'4" x 13'5")

A well-proportioned bedroom with neutral carpet and walls, enjoying plenty of natural light through a window.

Bedroom 3

2.84 x 2.65 m (9'3" x 8'8")

This bedroom is comfortable and versatile, featuring neutral carpeting and a window that fills the room with daylight. Its simplicity offers a blank canvas for furnishings and personal touches to suit a variety of needs.

Bedroom 4

3.25 x 3.00 m (10'7" x 9'10")

A bright bedroom with neutral tones, carpeted flooring and a large window overlooking the street. The room has ample space for bedroom furniture and could serve well as a guest or family bedroom.

Bathroom

1.90 x 2.75 m (6'2" x 9'0")

This family bathroom is fresh and contemporary with a large frosted window allowing natural light. It features a bath with overhead shower, a sizeable basin, and WC, all set against neutral tiling that extends halfway up the walls for a clean and modern finish.

Rear Garden

The garden is a generous outside space with a large paved patio area extending from the house, perfect for dining or relaxing outdoors. Beyond the patio, a well-maintained lawn stretches out, bordered by a wooden fence and including a garden shed at the far end. This large garden offers plenty of room for play, gardening, or enjoying the sunshine in a peaceful setting. There is also a covered storage area to the side of the property.

Garage

Fully plastered, complete with power and lighting.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

www.cavendishproperties.co.uk