



Bachelors Lane  
CHESTER, CHESHIRE



# Bachelors Lane

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An attractive small development of four new 3-bedroom semi-detached homes in a highly sought after location within easy walking distance to Chester city centre and close to the River Dee.



## FEATURES

- Brand new homes
- Highly energy efficient
- Private driveway and off road parking
- Air source heating system
- Three bedrooms
- Two bathrooms
- Completion June 2023

## DESCRIPTION

AN EXCLUSIVE DEVELOPMENT OF FOUR SEMI-DETACHED HOMES. CONSTRUCTION IS DUE FOR COMPLETION IN JUNE 2023. RESERVATIONS ARE ADVISED TO AVOID DISAPPOINTMENT.

These brand-new homes have each been built with modern day living and energy efficiency at the forefront. Each property has an open plan kitchen/living/dining room with patio doors leading to the generously sized gardens. The kitchens have quartz stone work surfaces and integrated appliances including fridge, freezer, washing machine, dishwasher, oven, hob and extractor fan. They also benefit from a separate living room and downstairs W.C. Throughout the ground floor is composite flooring in herringbone detail.

Upstairs, there are three bedrooms (one with en-suite shower room) and a separate family bathroom. Pale grey carpets are throughout the stairs, landing and bedrooms. There is tiled flooring throughout the bathrooms. Externally, each property has an individual private driveway with ample off-road parking, generously sized rear garden and external power socket.

Each home has an integrated fire and intruder alarm system installed and benefits from an air source heating system with underfloor heating to the ground floor and radiators to the upper floor.

The developers, Oakcroft Homes who are established local house builders, pride themselves on creating desirable homes with creative designs and flawless attention to detail.

## SITUATION

This development is positioned in a private location at the end of Bachelors Lane (a no through road,) conveniently located within walking distance to all local amenities in Boughton and Chester. Boughton provides a range of shops and amenities including a Post Office, butchers, hairdressers, pubs, medical centre, Co-op and the more recent additions of Waitrose and Aldi. Bishops Blue Coat Secondary School is also situated very close by.

Chester city centre enjoys a rich heritage and buzzing social scene with a range of shops, bars, restaurants and cafes. It is also home to one of the oldest racecourses in the world, and provides many racing fixtures throughout the year. The River Dee and 'The Groves' are easily reached which is an ideal place for a stroll along the riverbank and the promenade. Chester rowing club is also located within walking distance.

The location provides good road transport connections with Warrington, Liverpool, Manchester, and North Wales. Chester railway station offers direct regular services to London in approximately 2 hours, and both Manchester and Liverpool airport can be reached in around a 45-minute drive.







## TENURE

Freehold

## COUNCIL TAX

TBC

## METHOD OF SALE

Private treaty

## SERVICES

All mains services

## VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing [residential@legatowen.co.uk](mailto:residential@legatowen.co.uk)

## EPC

New build- in progress

## WARRANTY PROVIDER

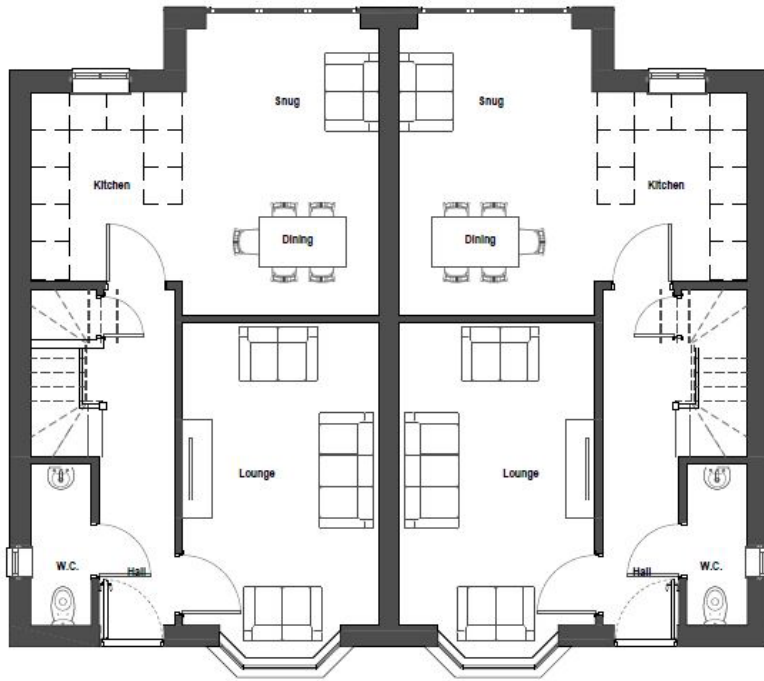
Advantage

CGI images are intended for illustrative purposes and should be treated as general guidance only.

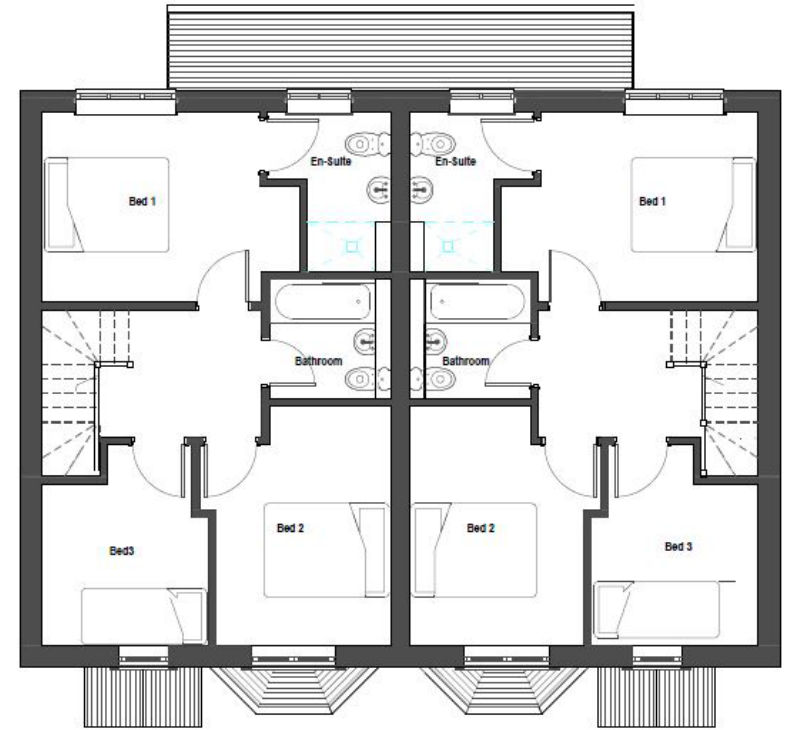


# FLOORPLAN

Total internal floor area per plot- 1081 sq ft (100.42 sq m)



1 | 00 - GROUND FLOOR  
SCALE : 50



2 | 11 - FIRST FLOOR  
SCALE : 50

## LEGAT OWEN

Albion House  
Albion Street  
Chester  
CH1 1RQ



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