



31 Adder Hill, Great Boughton
£499,000



31 Adder Hill

Great Boughton, Chester

Rare opportunity to acquire a larger-than-average detached bungalow on Adder Hill within Caldy Valley. Peaceful setting near nature reserve and amenities, with spacious interior, double garage, and generous private garden. Ideal for downsizers wanting space, comfort, and privacy.

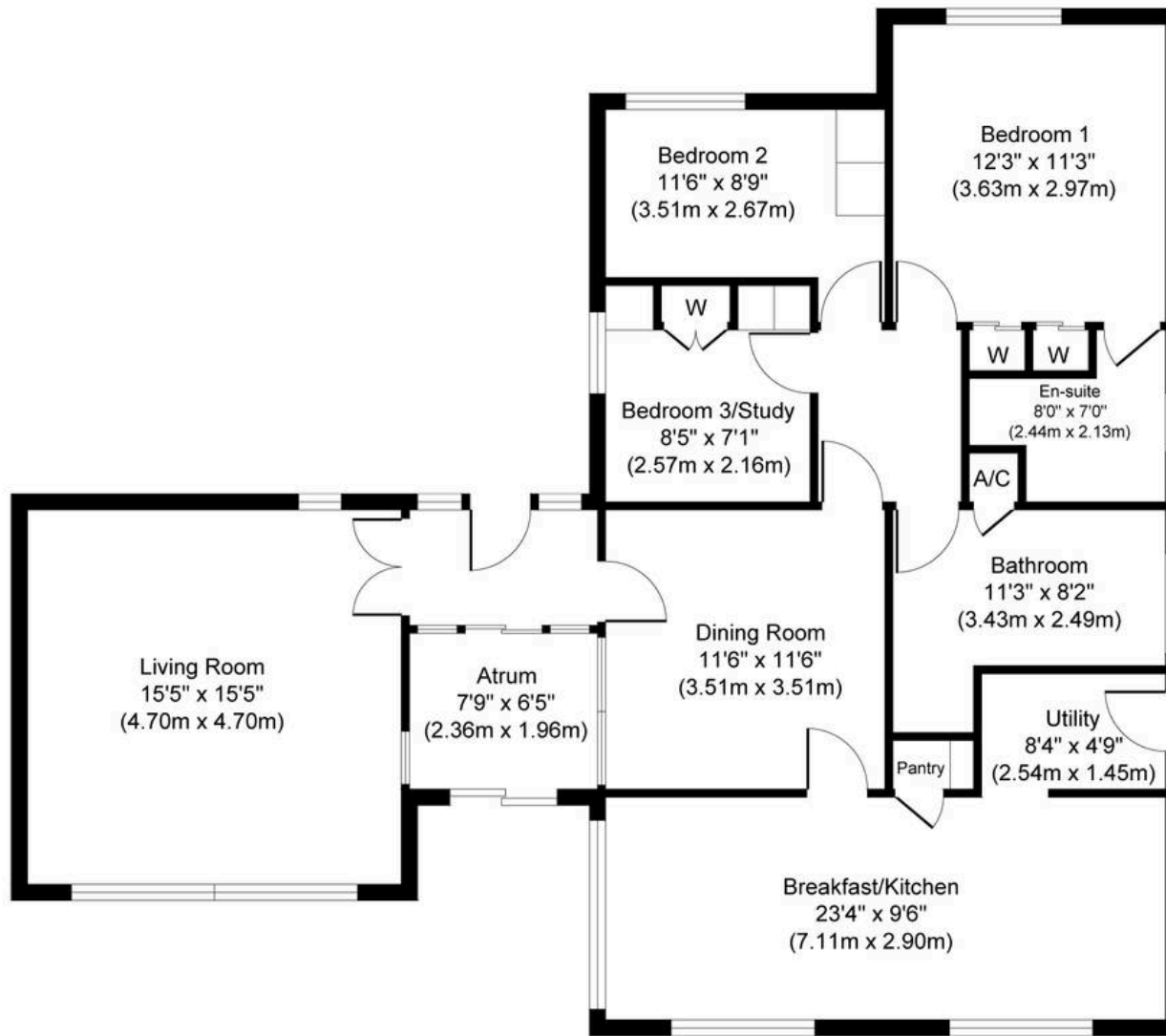
Council Tax band: E

Tenure: Freehold

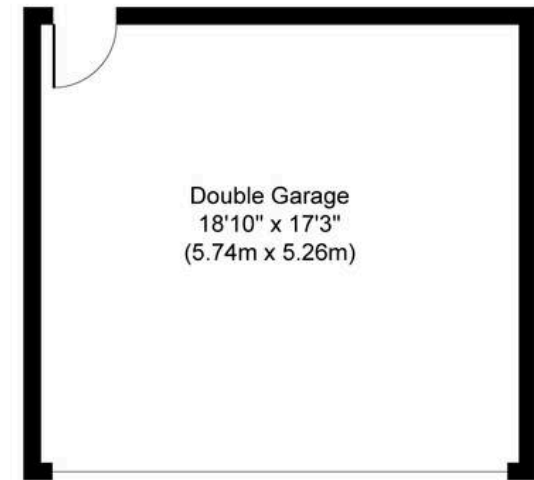
- Larger than average detached bungalow with an elevated and private rear garden and a large frontage with a beautiful Cedar tree
- Plentiful block paved driveway leading to a double detached garage with a remote operated door
- Spacious living room with a vaulted ceiling, separate dining room, good sized over 23ft breakfast kitchen
- Light and spacious entrance porch with access to the atrium which is also accessed from the dining room
- Three bedrooms all with built in storage, newly re-fitted en-suite shower room and main bathroom which benefits from both a double walk in shower and separate bath
- Utility room with access to the side of the property and a 2024 fitted "Worcester" central heating boiler
- Great location in a leafy and popular part of Caldy Valley, with great seclusion and privacy and superb outlooks







Approximate Floor Area
1239 sq. ft
(115.15 sq. m)



Garage
Approximate Floor Area
325 sq. ft
(30.18 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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