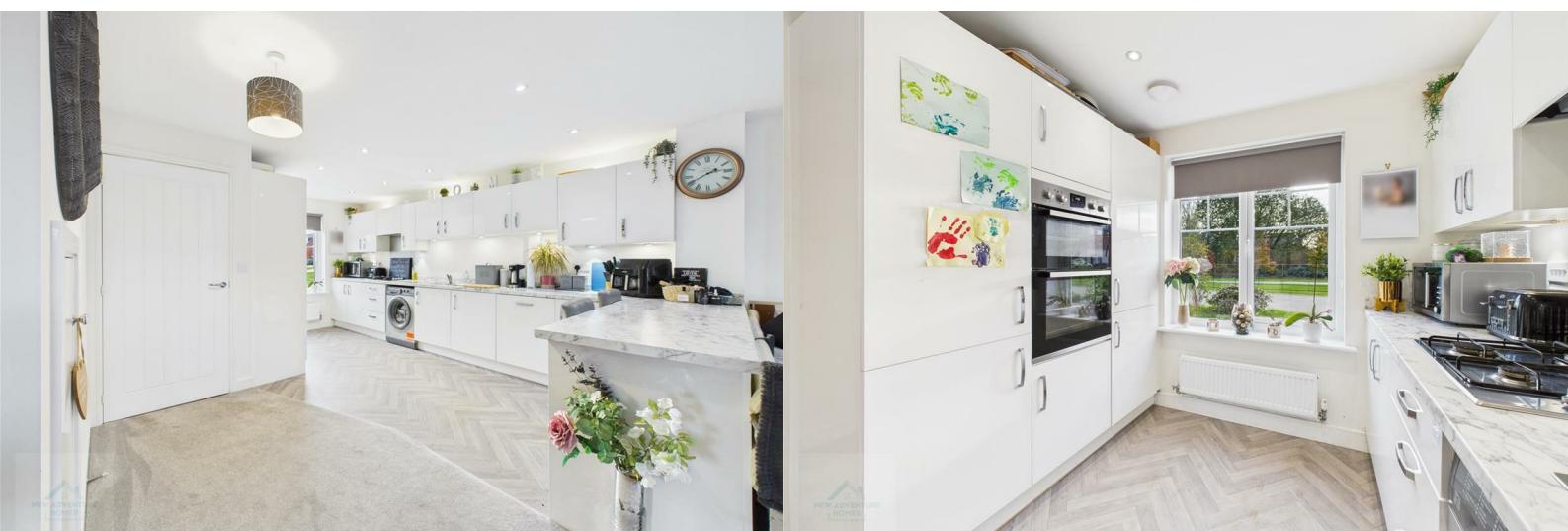




## 46 Devana Gardens

, Chester, CH4 7FA

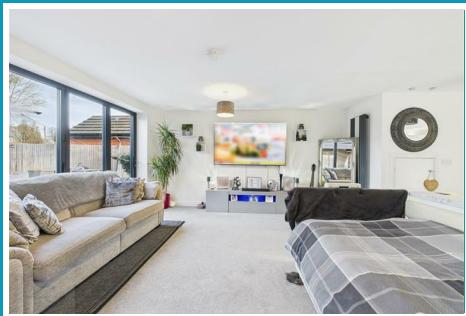
Offers in excess of £400,000



# 46 Devana Gardens

, Chester, CH4 7FA

Offers in excess of £400,000



## Summary

Set back in a quiet position with an open green outlook, this exceptional four-bedroom, three-bathroom home stands proudly on one of the development's larger plots. Thoughtfully re-designed and upgraded throughout, it offers over 1,800 sq ft of contemporary family living, highlighted by a stunning open-plan kitchen/living space with bi-fold doors opening onto a beautifully landscaped, low-maintenance garden.

The ground floor features a sleek, extended kitchen with peninsula breakfast bar and integrated appliances, merging seamlessly into the spacious living area which is perfect for modern family life and entertaining. Across the upper floors, you'll find a bright lounge with Juliette balcony, a stylish family bathroom, an impressive principal bedroom with en-suite, plus two further bedrooms served by an additional shower room.

Outside, the generous rear garden boasts porcelain patio areas, an artificial lawn, and all-day sun, an ideal entertaining space. The property also provides parking for several vehicles. Got your eye on the McLaren in the driveway? Make us a tempting offer and we just might throw it in with the house!

Situated within the prestigious Kings Moat development, the home offers a truly elevated Chester lifestyle—moments from green spaces, highly regarded schools and the city's vibrant cultural, dining and retail scene.

## Chester

Steeped in history yet wonderfully vibrant, Chester is one of the UK's most desirable cities to live in. Renowned for its stunning medieval architecture, iconic city walls, and the magnificent Chester Cathedral, the city blends heritage with modern living. Residents enjoy a rich cultural scene, including theatres, galleries, live music, and regular events, alongside a thriving selection of boutique shops, high-street brands, and a diverse dining and café culture.

For families, Chester offers an excellent choice of schools, both state and independent, including the highly regarded King's and Queen's schools. Leisure and recreation are abundant: from the historic Chester Racecourse, first-class golf courses, polo, and tennis, to riverside walks, boating, cycling, and fishing. There are also plentiful parks, playgrounds, and family-friendly attractions, including the Chester Zoo and adventure trails, ensuring activities for all ages.

The surrounding countryside and the North Wales coast are easily accessible, offering scenic walks, cycling routes, beaches, and outdoor adventure opportunities. Chester is superbly connected, with direct motorway links to Manchester and Liverpool, plus nearby airports for national and international travel.

With its unique combination of heritage, lifestyle, leisure, and convenience, Chester remains a highly sought-after location for families, professionals, and those seeking a refined yet dynamic city life.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in

these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## Ground Floor

### Entrance Hallway

5'10" x 6'10" (1.79 x 2.09)

Step into the welcoming entrance hallway, featuring internal doors to the open-plan living area and stairs to the first floor. The space offers ample room for shoes, coats, and everyday essentials, combining practicality with a bright, inviting first impression.

### Open Plan Kitchen / Living

28'8" x 16'0" (8.76 x 4.90)

This stunning open-plan kitchen, living, and dining space combines contemporary style with effortless functionality. Featuring sleek high-gloss cabinetry, marble-effect worktops, and stylish herringbone flooring, the kitchen offers integrated appliances, ample storage, and under-cabinet lighting. A generous breakfast bar provides a casual dining or social hub, while a large front window fills the space with natural light. The open-plan layout flows seamlessly into the living area, enhanced by neutral décor, creating a bright, inviting heart of the home. At the far end, bi-fold doors open to a beautifully landscaped rear garden, perfect for indoor-outdoor living and year-round entertaining.

(The property is being sold by the current owner, a young business owner who has recently become disabled. They are temporarily living in the downstairs space, which explains the presence of a bed in the photo where a sofa would normally be placed.)

## First Floor

### Landing

18'4" x 6'9" (5.61 x 2.07)

A versatile landing area offers space for a dressing table, chair, or even a home office desk, with delightful views of the front elevation.

### Living Room

10'2" x 16'0" (3.10 x 4.89)

A flexible first-floor living space that could easily function as a fifth bedroom for larger families with wonderful Juliet balcony that frames the rear views and flood the room with natural light.

### Bedroom Two

11'0" x 9'1" (3.37 x 2.78)

A bright double bedroom with charming views over the front elevation.

### Family Bathroom

6'11" x 6'3" (2.13 x 1.91)

A beautifully presented bathroom with a crisp white suite, including WC, wash hand basin, and a panelled bath with an overhead shower and glass screen. Stylish tiled walls and a heated towel rail create a bright, modern, and relaxing space to refresh and unwind.

## Second Floor

Tel: 07778 908724

## Landing

13'6" x 11'2" (4.13 x 3.42)

## Master Bedroom

13'5" x 12'5" (4.10 x 3.81)

A spacious master bedroom overlooking the front elevation, complete with convenient access to a private en-suite bathroom.

## En-Suite

4'9" x 6'9" (1.47 x 2.06)

A luxurious en-suite shower room featuring a sleek shower enclosure, low-level WC, and elegant wash hand basin. Beautifully finished with tiled walls, a heated towel rail, and a stylish radiator, creating a contemporary and sophisticated retreat.

## Bedroom Three

11'4" x 7'8" (3.47 x 2.34)

A spacious double bedroom enjoying peaceful views over the rear elevation.

## Bedroom Four

9'10" x 8'2" (3.01 x 2.50)

Currently used as a home office, this double bedroom offers flexible space and would make an ideal room for a child, guest, or continued use as a study.

## Shower Room

6'5" x 3'10" (1.98 x 1.17)

A modern shower room featuring a crisp white suite with WC, wash hand basin, and shower cubicle. Finished with stylish tiled walls and a heated towel rail, creating a bright and practical space.

## Externally

### Front Garden & Driveway

The front garden is laid to lawn and complemented by a tarmac driveway extending along the side of the property, providing ample parking for several vehicles. Enjoying a peaceful, tree-lined aspect, the property is not overlooked, offering privacy and tranquility. Got your eye on the McLaren in the driveway? Make us a tempting offer and we just might throw it in with the house!

## Rear Garden

Externally, the property boasts a larger-than-average, beautifully landscaped rear garden designed for relaxation and entertaining. Bathed in sunlight throughout the day, it features three distinct seating areas, a gorgeous porcelain-tiled patio, and a raised "Wembley" astro turf lawn for easy maintenance. Carefully designed by the current owners, the garden offers complete privacy, is not overlooked, and provides a serene setting to unwind or host guests. Accessible directly from the open-plan living space, it perfectly combines style, tranquility, and functionality.

## Tenure

Freehold, to be confirmed by the Vendor's solicitor.

## Energy Performance Certificate

Current Rating: B

## Possession

Vacant possession upon completion.

## Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

## Looking to Sell or Rent?

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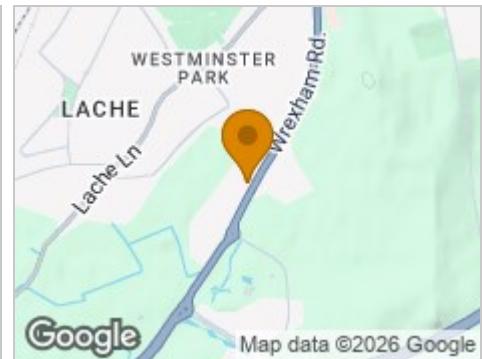
## Road Map



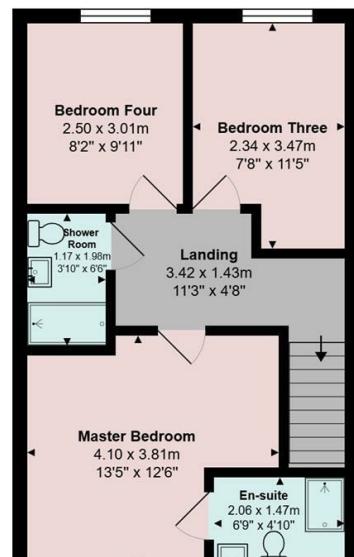
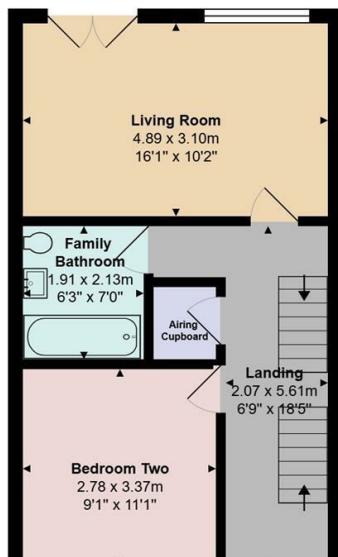
## Hybrid Map



## Terrain Map



## Floor Plan



Ground Floor

First Floor

Second Floor

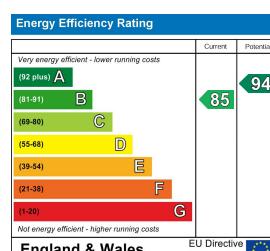
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

This Plan was raised on behalf of New Adventure Homes Ltd and should not be used by any other company.

## Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.