



Deva Heights

CHESTER



A Home With Room To Breathe

Tucked quietly away in a private cul-de-sac in the sought-after Dee Banks area of Chester, 10 Deva Heights combines an appealing sense of seclusion with the convenience of city living. Mature pines frame the approach, while the River Dee lies close beyond, giving the setting a distinctly leafy character.

There is an immediate feeling of calm here, yet Chester's historic centre is within easy reach, making this wonderful family home ideally suited to relaxed family life, entertaining and alfresco dining.

The house presents an attractive blend of red brick and black and white detailing, with a welcoming covered entrance and a generous block-paved driveway for up to 6 cars. A substantial double garage adds valuable flexibility, whether for vehicles, hobbies or the practical storage that comes with family life.

Deva Heights

Light, Space and Connection



Inside, the character is contemporary and composed, with clean lines and an uncluttered feel. The hallway is particularly striking, centred around an elegant oak staircase with glass panels and a generous ceiling height that draws natural light through the house.

A useful study and downstairs cloakroom sit comfortably within the entrance space, providing the kind of everyday practicality that is easy to appreciate.





Gather, Relax and Unwind



The principal sitting room is generous and beautifully proportioned, with a fireplace and gas fire creating a natural focal point. Beyond it, a conservatory transforms the living space, where solid oak bi-fold doors open towards the garden and a lantern roof draws daylight deep into the room.

It is an arrangement that works beautifully throughout the seasons, from quiet mornings with the garden beyond to evenings spent entertaining friends.

A versatile snug sits between the reception rooms and kitchen. Its flexibility is one of the house's strengths, offering an adaptable space for dining, working or family life, depending on the needs of its next owners.

The Heart Of The House



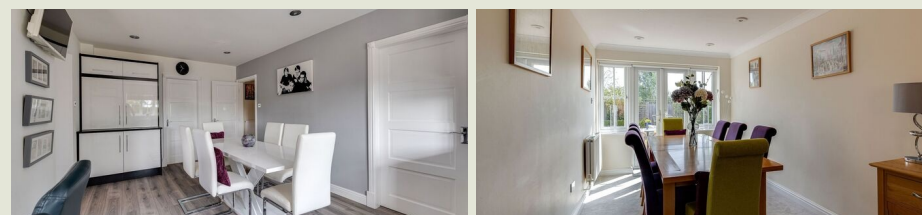
The kitchen and casual dining area form the social centre of the home. Generously proportioned and open in feel, the arrangement incorporates a central island, a substantial run of cabinetry and a dedicated dining space overlooking the garden. A range cooker, integrated microwave, wine fridge, dishwasher and large American style fridge freezer with integrated ice machine provide the essential ingredients for both everyday cooking and more ambitious gatherings.

Practicality has been carefully considered too, with a separate utility area offering space for laundry and storage. Connected with the secluded rear courtyard, entering the house through the rear door is a further utility room ideally suited for those household tasks – muddy boots or pets.



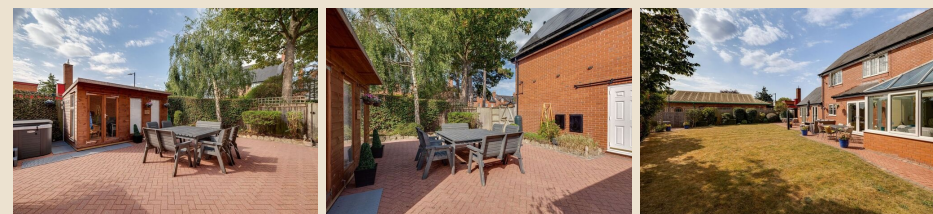


A Room to Gather



Connected to the kitchen is a large, formal dining room, which can also be accessed through a patio door to the rear garden and provides ample seating to enjoy family meals and entertaining.

Private Outdoor Living



The rear garden is a particularly appealing feature. Enclosed and established, it enjoys a good degree of privacy, with mature trees providing shelter and a pleasing sense of separation. Paved terraces create natural areas for outdoor dining and relaxed summer gatherings, while the lawn gives the garden a generous, family-friendly character readymade for family fun and activities.

Beyond the garden are school playing fields rather than buildings, helping preserve the open feel to the rear. A separate courtyard, tucked away beside the house, provides another secluded outdoor space and is sheltered by established trees.

Deva Heights

Considered Bedroom Accommodation



Upstairs, the sense of space continues. The oak and glass staircase rises to a broad wraparound landing, where natural light and views towards the front give the first floor an airy quality.

Five bedrooms provide considerable flexibility. The principal bedroom is especially impressive, with a vaulted ceiling, large window and generous dressing areas. Its spacious en-suite bathroom includes twin basins, a separate shower and bath, creating a private suite with a distinctly comfortable feel.





Five Bedrooms, Considered Living



A further four bedrooms provide considerable flexibility, two of which are well-sized doubles with excellent storage, with a further two bedrooms providing space for children or guests. A contemporary family bathroom serves the remaining accommodation, with both a bath and separate shower facilities.

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Chester At Your Door

The location completes the picture. Deva Heights offers a quieter residential setting while remaining close to the character and energy of Chester. The River Dee provides an ever-present connection to the outdoors, with riverside walks and the city's famous waterfront within easy reach.

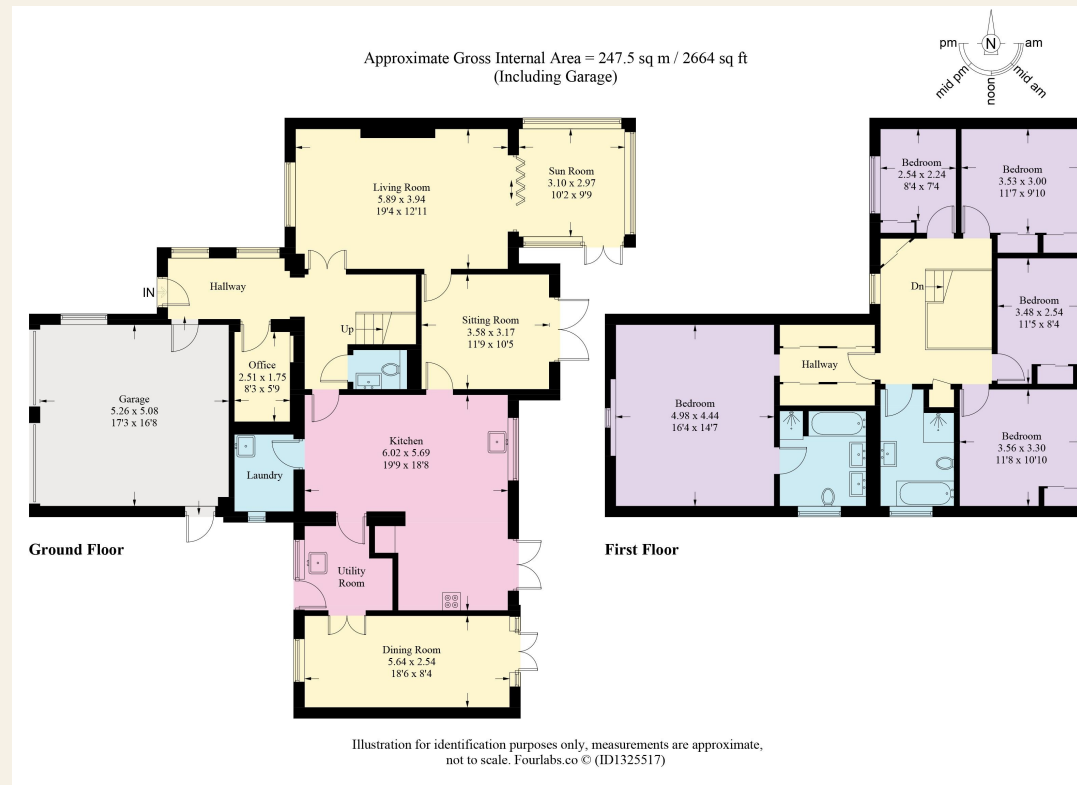
Chester itself offers an unusually rich combination of history, culture and contemporary life. The medieval Rows bring independent boutiques and familiar names together with cafés and restaurants, while the city's historic streets lead towards Chester Cathedral, Grosvenor Park and the river. Chester Market, the city walls and the wider dining scene add further variety.

For families, local schools are close by, while Chester railway station provides convenient connections for longer journeys. The surrounding Cheshire countryside also offers an easy escape from the city when a slower pace is called for.



Deva Heights

The Floorplan



2,664
SQ FT

5
BEDROOMS

2
RECEPTION+

Double
GARAGE

The property also benefits from 10 solar panels fitted to the south-facing roof, with separate energy storage batteries located in the garage.

10 Deva Heights is a home with a rare balance. Its generous proportions, adaptable spaces and established gardens provide the comfort of a settled family house, while its proximity to the River Dee and Chester's historic centre brings an enviable sense of place. It is a house designed not simply for living, but for family living!

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