

Town & Country

Estate & Letting Agents

Main Road, Higher Kinnerton

Reduced To £420,000



Located at the heart of the highly desirable village of Higher Kinnerton, this beautifully presented, four bedroom detached home has been greatly improved by the current owners and should be viewed to be fully appreciated.

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DESCRIPTION

This beautifully presented property benefits from gas central heating and UPVC double glazing. The ground floor features an entrance hall with a cloakroom WC and a storage/cloaks cupboard, a spacious living room with a bay window to the front, and an open-plan kitchen/diner boasting sleek gloss wall, base, and drawer units. French doors lead from the kitchen/diner to the rear garden, while a utility room is conveniently located off the kitchen. Upstairs, the first-floor landing provides access to a generously sized principal bedroom, complete with fitted bedroom units and an en-suite shower room. There are three additional bedrooms, all featuring professionally fitted wardrobes, and a recently installed shower room completes the internal layout. Externally, the front of the property offers a slate-chipped and shrubbed garden which can be removed to facilitate further parking, alongside ample off-road parking in front of a single garage. Gated side access leads to a rear garden designed for low maintenance, featuring an artificial lawn, decked patio areas, outdoor lighting, and an open-sided seating area with an outdoor heater, perfect for entertaining.



LOCATION

Situated along Main Road in the centre of the village, Higher Kinnerton is located on the Welsh/Cheshire border. The village centre has a shop, public houses, and a primary school (one of the 'Best performing primary schools in North Wales'). Buses run into Chester and Broughton and the A55 North Wales Expressway is within a few minutes' drive. Broughton Retail Park is approximately two miles away with its Tesco superstore, Asda living and a range of High Street shopping outlets including Primark, River Island, Boots, WH Smith, Clarkes, Home Sense, Marks and Spencer food hall, a number restaurants and a multi-cinema complex. Chester City centre is easily accessible by car, together with the Chester Business Park and the A55 North Wales Expressway allowing daily commuting to the various commercial and industrial centres of the region.

DIRECTIONS

Proceed out of Chester over the Grosvenor Bridge to the Overleigh roundabout and take the third exit along Lache Lane. Continue into open countryside to the roundabout by Bodfari Foods and take the turning right towards Kinnerton, passing through Gorstella and Lower Kinnerton. On entering the village proceed past the Royal Oak Public house and the property will be located on the left hand side.

ENTRANCE HALL

The property is accessed via a double-glazed composite front door, which opens onto wood-effect Amtico parquet flooring. The entrance includes a built-in store/cloak cupboard and a staircase leading to the first-floor accommodation.

CLOAKROOM W.C.

Fitted with a low-level WC, a wash hand basin, a radiator, and an extractor fan.



LIVING ROOM

18'11" x 10'3" max

Featuring wood-effect Amtico parquet flooring, a bay window to the front elevation, and two radiators.



KITCHEN/DINER

19'10" x 15'8" max

A stunning kitchen fitted with a range of cream gloss wall, base, and drawer units, enhanced by chrome handles. The ample work surface space includes a stainless steel sink unit with a mixer tap. Integrated appliances comprise a six-ring hob with an extractor hood above, a double oven, a dishwasher, and a fridge freezer. The kitchen also features two radiators and UPVC French doors that open onto the patio area of the rear garden.



UTILITY ROOM

7'10" x 6'10"

Fitted with units matching those in the kitchen, housing the Ideal boiler, and providing plumbing for a washing machine. The space also includes a radiator and a composite double-glazed back door.

FIRST FLOOR LANDING

Featuring a built-in cupboard housing a pressurised hot water cylinder, along with access to the loft space.



PRINCIPAL BEDROOM

15'4" x 11'10" max

Boasting two windows to the front elevation, a radiator, and two sets of fitted wardrobes with mirrored inserts.



EN-SUITE

Fitted with a double shower enclosure, a low-level WC, a pedestal wash hand basin, wood-effect Amtico flooring, partially tiled walls, an extractor fan, and an opaque window to the side elevation.



BEDROOM FOUR

10'7" x 8'8" max

Featuring a window to the rear elevation, a radiator, and two sets of wardrobes with mirrored inserts.



BEDROOM TWO

13'3" x 9'1" max

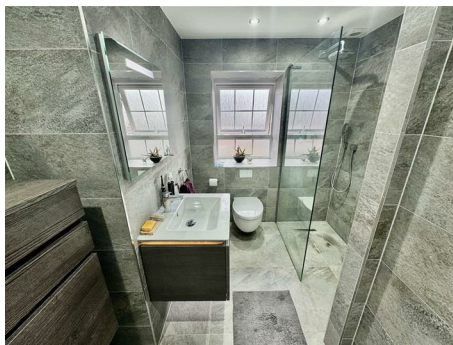
Featuring a window to the rear elevation, a radiator, two sets of fitted wardrobes, and a mounted mirror.



BEDROOM THREE

11'11" x 8'10" max

With a window to the front elevation, a radiator, and a range of fitted wardrobes.



SHOWER ROOM

Recently installed with Geberit & Villeroy and Bosch fittings throughout, this stunning suite includes a porcelain-tiled floor with underfloor heating. It features a double shower area with a protective glass screen, a fixed overhead shower rose, and an additional handheld shower head. The suite also includes a hidden cistern low-level WC and a vanity unit with a wash hand basin and mixer tap. Two additional fitted wall units are provided, along with fully tiled walls, recessed downlights, and an opaque window to the rear elevation.

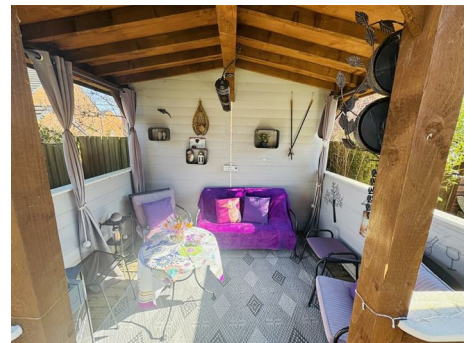
GARAGE

A single garage with an up and over door, power and lights.



EXTERNALLY

Externally, the front of the property features a slate-chipped and shrubbed garden, offering ample off-road parking directly in front of a single garage. Gated side access leads to the rear garden, a beautifully designed space with low-maintenance artificial lawn, decked patio areas, outdoor lighting, and an open-sided seating area with an outdoor heater.



SERVICES

The agents have not tested the appliances listed in the particulars.

TENURE: Freehold

Council Tax: Banding F £2,979

TO ARRANGE A VIEWING

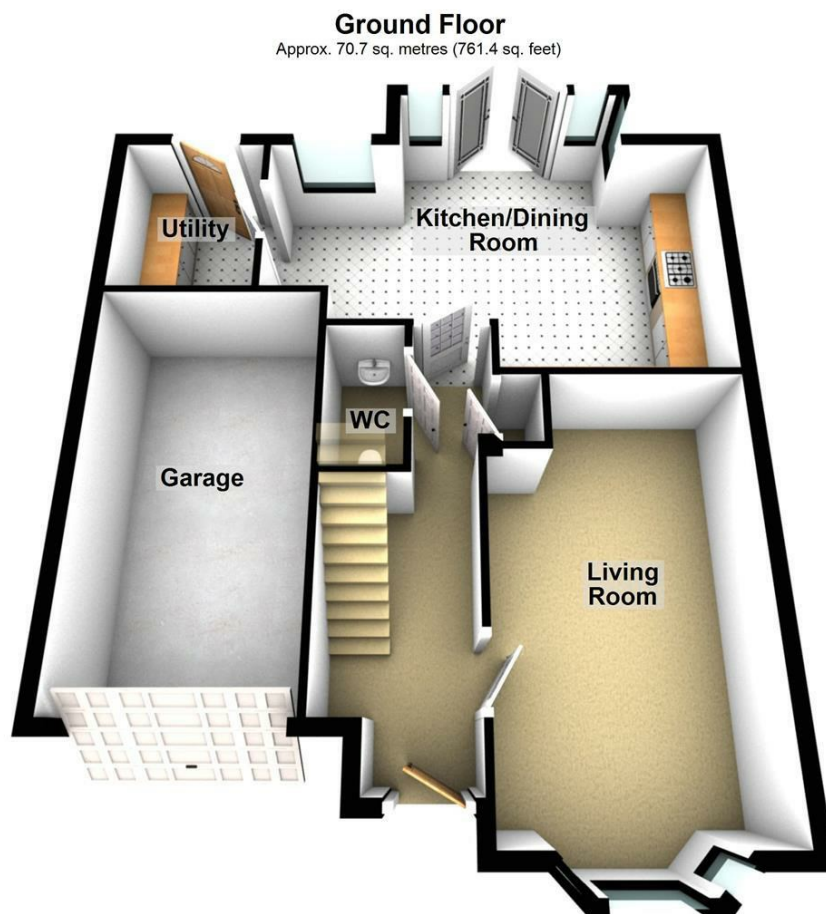
Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

TO SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester office and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the



Total area: approx. 137.3 sq. metres (1478.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.