

Town & Country

Estate & Letting Agents

Cannon Way, Higher Kinnerton

£425,000



Situated in the heart of this highly desirable semi-rural village, which offers easy access to Chester city centre, local motorway networks, retail parks, a host of day-to-day facilities, and excellent schooling, this detached family home benefits from gas central heating and UPVC double glazing.

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DESCRIPTION

In brief, the accommodation comprises an entrance hall, a spacious living room, and a kitchen with an arched throughway to a sitting room, as well as a utility room. An inner hallway provides access to a cloakroom WC and a gym converted from the rear part of the garage. The first-floor landing gives access to the family bathroom and four generous bedrooms, the principal of which enjoys en suite facilities.



LOCATION

The property is located in the sought after and family friendly village of Higher Kinnerton, the village is a short drive from of Chester and within easy access to Chester Business Park, Airbus, the A55 and the motorway, allowing daily commuting to the various commercial and industrial centres. The property is also within easy commuting distance of Wrexham and Mold. The village centre provides day to day shopping facilities, social amenities, including a very popular coffee shop, an excellent primary school, general store, post office, two public houses, church and children's play park, with regular public transport into Chester city centre. There are excellent shopping facilities at Broughton Retail Park, with its cinema complex, restaurants, a Tesco superstore and a range of High Street shopping outlets.

ENTRANCE HALL

6'5 x 3'10

The property is entered through a leaded and stained-glass double-glazed front door, which opens to woodgrain-effect laminate flooring, a radiator, and stairs rising to the first-floor accommodation.

INNER HALLWAY

With doors opening to the kitchen, cloakroom WC, gym, and under-stairs storage cupboard.



LIVING ROOM

20'8 x 11'4

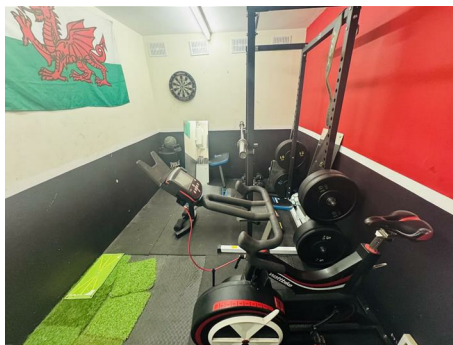
A continuation of the woodgrain-effect laminate flooring flows from the entrance hall into the living room, which features a bow window facing the front elevation with a radiator below. There is also a living flame gas burner-style fire set within a marble hearth with an Adam-style surround.



CLOAKROOM WC

4'6 x 3'6

Fitted with a vanity unit housing a dual-flush, low-level WC, along with a wash hand basin with mixer tap. Wood-grey effect laminate flooring, a radiator, and an opaque window to the side elevation complete the room.



GYM

11'8 x 7'10

Converted from the garage to provide a gym with power and lighting, along with a wall-mounted Worcester gas boiler



KITCHEN

17'9 x 8'3

Fitted with a range of light woodgrain-effect wall, base, and drawer units, complemented by stainless steel handles and a display cabinet. Ample work surface space houses a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. There is space for a range cooker with a stainless steel oversized extractor hood above, recessed downlights set into the ceiling, and an arched throughway to the sitting room, as well as a doorway opening to the utility room.



UTILITY ROOM

7'4 x 4'9

Fitted with a base unit housing a stainless steel single-drainer sink unit with tiled splashback, and space and plumbing for a washing machine and dryer beneath. A UPVC double-glazed door opens to the rear garden.



SITTING ROOM

8'6 x 7'2

An extension to the original part of the property, the sitting room features a radiator, a window facing the rear elevation, and a UPVC double-glazed door opening to the rear garden.

FIRST FLOOR LANDING

With doors opening to the airing cupboard, bathroom, and all four bedrooms – the principal of which enjoys en suite facilities.



BATHROOM

8'6 x 5'2

Fitted with a three-piece white suite comprising a P-shaped spa panel bath with mixer tap and shower extension, a dual-flush low-level WC, and a pedestal wash hand basin. Partially tiled walls and an opaque window face the rear elevation.



BEDROOM ONE

11'4 x 11'2

With a deep built-in cupboard over the stairs, a built-in double wardrobe with sliding mirrored doors, and a window facing the front elevation with a radiator below. A door opens to the en suite shower room.



ENSUITE SHOWER ROOM

6'9 x 4'6

Fitted with a modern white three-piece suite comprising an oversized corner shower enclosure with dual-head thermostatic shower, a dual-flush low-level WC, and a pedestal wash hand basin. Partially tiled walls, a chrome towel rail, and an opaque window to the front elevation.



BEDROOM TWO

11'8 x 8'2

With a built-in double wardrobe, a window facing the front elevation, and a radiator below.



BEDROOM THREE

11'8 x 8'2

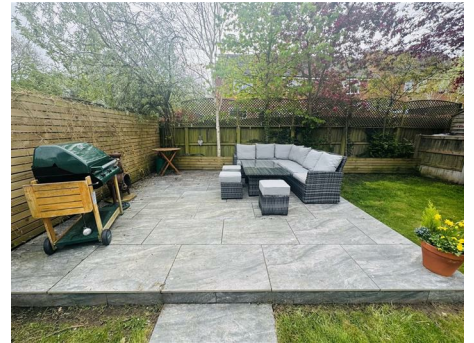
With a window facing the rear elevation, a radiator below, and a built-in double wardrobe.



BEDROOM FOUR

10'7 x 8'1

With a window facing the rear elevation, a radiator, and a built-in double wardrobe.



EXTERNALLY

To the front of the property, a driveway offers off-road parking alongside a lawn and shrubbed garden, with gated access leading to the rear garden. Above the front entrance door is a canopy. The rear garden enjoys a lovely southerly-facing orientation with a paved patio area directly outside the rear of the property and outside lighting. Two steps lead to a predominantly lawned garden with raised planters and maturing trees to the rear. In the left-hand corner is a paved seating area, all enclosed by timber fence panels.



SERVICES TO PROPERTY

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

Tenure: Freehold
Council Tax: Band F

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

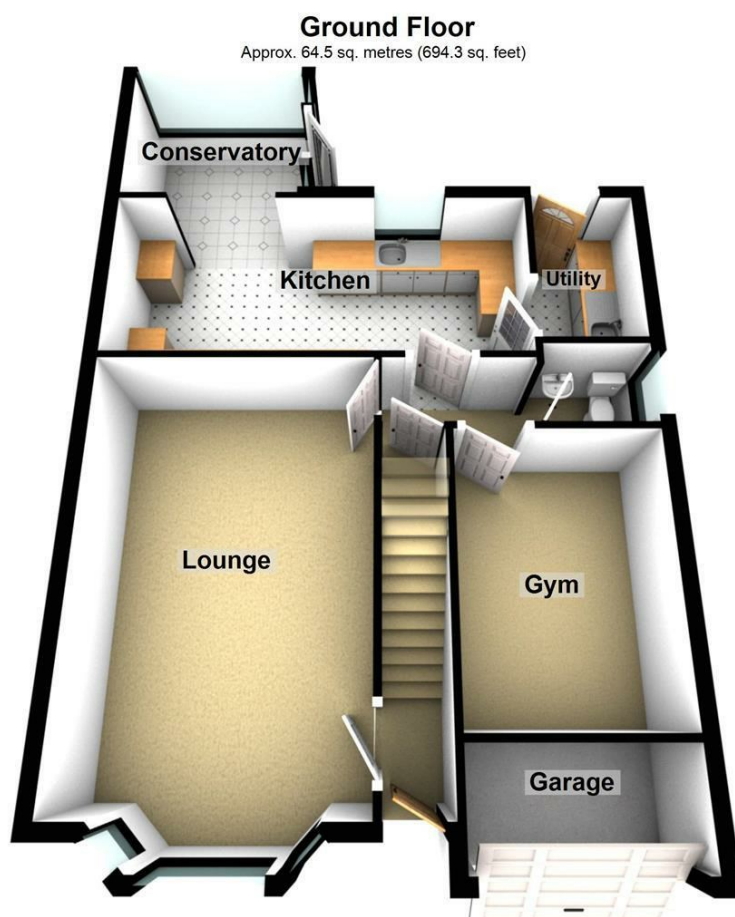
SUBMIT AN OFFER

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

MORTGAGE SERVICES

Town & Country Estate Agents 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 mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total area: approx. 128.5 sq. metres (1382.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	79
	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.