

# Town & Country

Estate & Letting Agents

Cae Babilon, Chester

Offers Over £550,000



VIRTUAL TOUR AVAILABLE... This detached family home in a modern village development offers spacious internal accommodation including a living room, sitting room, study, and an open-plan kitchen/dining room. The first floor has four double bedrooms, two with ensuite bathrooms. Externally, there's a lawn, shrub garden, driveway, double garage, and a well-presented rear garden with a decked patio area.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900



## DESCRIPTION

VIRTUAL TOUR AVAILABLE... Situated in a modern development at the heart of this highly desirable village, this detached family home offers light, spacious, and versatile internal accommodation. It benefits from gas central heating and UPVC double glazing. The internal accommodation briefly comprises a generously sized entrance hall with a cloakroom WC, a living room with French doors opening to the rear garden, a sitting room, a study, and an open-plan kitchen/dining room fitted with gloss white wall, base, and drawer units, along with an adjoining utility room. The first-floor landing provides access to the family bathroom and four double bedrooms. The principal bedroom features a dressing room and an ensuite bathroom, while the guest bedroom has an ensuite shower room. Externally, the front of the property boasts a lawn and a well-stocked shrub garden, with a driveway offering ample off-road parking leading to a detached double garage with electric roller doors. Timber access along the side of the property leads to the well-presented rear garden. The garden features a central lawn, sleeper-raised planters, a paved patio running along the rear of the property, and a decked patio area with a timber house situated at the rear.

## 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.

## DIRECTIONS

From the Chester branch: From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 2nd exit onto Lache Lane, at the roundabout, take the 3rd exit and stay on Lache Lane, slight left onto Main Road, Turn left towards Cae Babilon, turn right onto Cae Babilon. Arrive: 18 Cae Babilon, Higher Kinnerton, Chester, UK.



## ENTRANCE HALL

15'3" x 8'6"

A composite double-glazed front door opens to an inviting entrance hall with Karndean flooring and a radiator. The entrance hall features stairs with spindle balustrades rising to the first-floor accommodation and a storage cupboard beneath. Doors open to the living room, sitting room, study, cloakroom WC, and a partially glazed door leading to the open-plan kitchen/dining room.



## CLOAKROOM WC

The cloakroom is fitted with a white dual flush low-level WC and a wash hand basin with a mixer tap. It also includes a radiator and an opaque window facing the front elevation.



## STUDY

12'2" x 6'7"

The Study features a window facing the front elevation and a radiator below.



## LIVING ROOM

12'2" x 16'6"

The living room features two radiators, a window facing the side elevation, and UPVC double-glazed French doors opening to the rear garden.



## SITTING ROOM

11'8" x 9'4"

The sitting room features a bay window to the front elevation with a radiator positioned below it. A door opens into the kitchen/dining room from the sitting room.



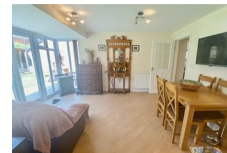
## KITCHEN/DINING ROOM

21'0" x 14'3"

The kitchen/dining room features Karndean flooring that flows in from the entrance hall, creating a seamless transition. It includes a radiator and a bay window facing the rear elevation. In the kitchen area, there is a window also facing the rear elevation. The kitchen is equipped with a range of gloss white wall, base, and drawer units complemented by stainless steel handles. Ample work surface space houses a stainless steel half sink unit with a mixer tap. Integrated appliances consist of a stainless steel oven, a six-ring gas hob with a stainless steel splashback, and an extractor hood above. Additional integrated appliances include a dishwasher and a fridge freezer. Recessed downlights in the ceiling provide illumination. A door opens to the utility room from this area.



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## UTILITY ROOM

8'2" x 4'8"

The utility room is fitted with units that match those in the kitchen, with a work surface housing a stainless steel single bowl sink unit and mixer tap. There is space and plumbing for a washing machine, along with a cupboard housing the gas boiler. The room also features a radiator, Karndean flooring, and a double-glazed door that opens to the side elevation of the property.



## FIRST FLOOR LANDING

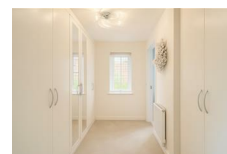
The landing continues the spindle balustrades banister from the entrance hall and features a radiator. It includes a built-in double-door cupboard housing the pressurised hot water cylinder. Access to the loft is provided, and there are doors leading to all four bedrooms. The principal bedroom includes a dressing room and an ensuite bathroom, while the guest room features an ensuite shower room.



## PRINCIPAL BEDROOM

16'5" x 11'6" max

The principal bedroom is a double-aspect room featuring windows on both the front and side elevations. It includes a radiator for warmth and has an open thoroughway leading to a dressing room.



## DRESSING ROOM

10'8" x 3'2"

The dressing room is fitted with floor-to-ceiling wardrobes on either side, featuring mirror inserts into the doors. It includes a radiator for comfort, a window facing the rear elevation, and a door that opens into the ensuite bathroom.





## ENSUITE BATHROOM

6'7" x 8'2"

The ensuite bathroom is equipped with a four-piece white suite, which includes a panel bath with a mixer tap, a double shower enclosure with a thermostatic shower, a dual flush low-level WC, and a pedestal wash hand basin. The walls are partially tiled, and there is a heated towel rail for convenience. An extractor fan is installed within the wall, and an opaque window faces the rear elevation, providing natural light.

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## BEDROOM TWO

11'4" x 10'2"

The second bedroom features two windows facing the rear elevation, a radiator for warmth, and a triple-door wardrobe with chrome handles. It also includes an internal door that opens to the ensuite shower room.



## ENSUITE SHOWER ROOM

The ensuite shower room is equipped with a double shower enclosure featuring a thermostatic shower, a dual flush low-level WC, and a pedestal wash basin with a mixer tap. The walls are partially tiled, and there is a heated towel rail for convenience. Natural light comes through an opaque window facing the side elevation.



## BEDROOM THREE

11'7" x 10'3"

The third bedroom features a window facing the front elevation and radiator below.



## BEDROOM FOUR

10'8" x 9'3"

The fourth bedroom also features a window facing the front elevation, with a radiator positioned below.



## FAMILY BATHROOM

7'2" x 6'3"

The bathroom is fitted with a white four-piece suite, which includes a pedestal bath with a mixer tap, a separate shower enclosure with a thermostatic shower, a dual flush low-level WC, and a pedestal wash basin. The walls are partially tiled for a clean finish, and there is a heated towel rail for comfort. Natural light enters through a window facing the rear elevation.

## GARAGE

To the left-hand side of the property, there is a detached double garage that features power and lighting. Access to the garage is provided by one of two single electric roller garage doors.



## EXTERNALLY

To the front of the property, there is a small, well-stocked lawn and shrub garden, with a pathway leading to a storm porch that features an external light. This pathway continues around the side of the property through a timber gate, providing access to the rear garden. The rear garden is predominantly laid to lawn, with a paved patio directly off the rear elevation of the main property and a second decked patio area towards the rear, where a timber summer house is situated. Sleeper raised planters along the rear of the garden are filled with a variety of plants, shrubs, and trees. The garden is equipped with outside lighting and a water supply for convenience.



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## ARRANGE A VIEWING

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

All viewings are strictly by appointment with Town and 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.

## SERVICES TO PROPERTY

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

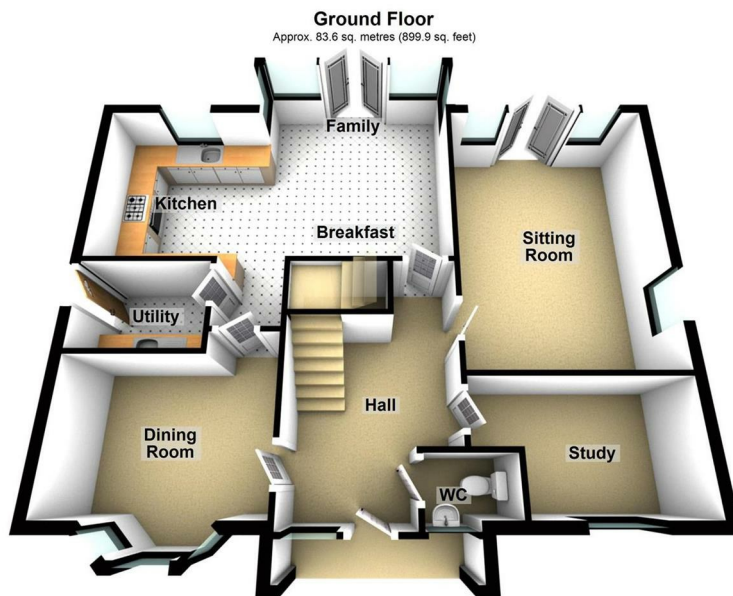
Tenure: Freehold

Council Tax Band: G £3437

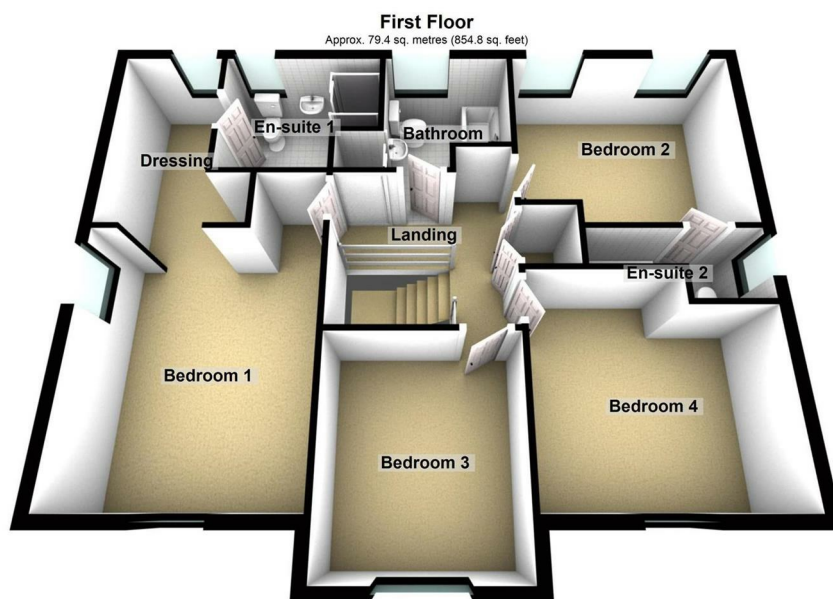
## MORTGAGE SERVICES

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 mortgage amount may be charged.

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



Total area: approx. 163.0 sq. metres (1754.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	88
(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.