

HUMPHREYS

ESTATE & LETTING AGENTS



5 FOXES WALK, HIGHER KINNERTON,
CHESTER, CH4 9PB

£425,000

3 BEDS | 2 BATHS | 3 LIVING

SALES

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Nestled within an enviable cul-de-sac positioned within the popular village of Higher Kinnerton is this sizeable three bedroomed detached bungalow which benefits from extended accommodation by way of a large conservatory which overlooks the rear garden. There is a feeling of space felt throughout this home and this feeling is echoed externally also with gardens to front, side and rear and there is a private driveway which leads to the detached double garage also. Bungalows of this size in this location are extremely sought after and we highly encourage an early viewing. One not to be missed!

One passes through the attractive double glazed composite door into the Entry vestibule of the home, where there is a Cloaks/WC off and wooden glazed internal door leading into the Dining Room. The Atrium of the home, the Dining Room is a marvellous space and features engineered oak topped flooring. There are double doors which lead into the third bedroom which is currently used as a further reception room by our clients. The Kitchen features a good range of fitted wall and base units with work surfacing which features an inset 1+1/2 stainless steel sink and dual drainer, there is an integrated fridge and freezer and for those keen cooks amongst us, a fabulous range style oven with extractor unit over. There is the Utility Room positioned nearby which features plumbing and space for further white goods and there is external door access granted from here also. The Living Room is of a good size, being a through room with window to front and sliding patio doors



leading out to the rear garden. There is a slate tiled fire surround and hearth with inset gas fire unit, all falling beneath the timber cladded vaulted ceiling. The Conservatory is a fabulous extension to the home, being of a brick base construction with an array of window units with French doors to the garden and an insulated roof with two sky light windows and recessed lighting. The Inner Hall provides access to the two remaining bedrooms, with the principal bedroom featuring upon entry into the room a Dressing Area with fitted wardrobes with mirrored sliding doors and an En-Suite Wet Room. Bedroom Two is served by the Bathroom which has been adapted in recent times and features a modern white suite with an accessible bath unit.



Externally, the property features a private driveway to the front which leads to the detached Double Garage which features, power, lighting and water tap. Gated side access is enjoyed to both sides of the property, with a path which passes the side garden which features a mature sloped border of shrubbery and located behind the garage is a timber garden shed. The rear garden features a sizeable paved patio area and stocked borders, and nestled amongst them is a summer house.



The property is connected to all mains services and features UPVC double glazed and GCH with the combination central heating boiler being located within the loft space to the home.

LOCATION

Foxes Walk is a cul-de-sac positioned off Llys Derwen within the much sought after village of Higher Kinnerton, and there is easy access offered to Chester city centre which lies approximately 15 minutes travelling distance, as is the Chester Business Park. Access to the A55 and M53/M56 motorway networks is also within easy reach. Good local schooling for primary and secondary education lies close by, together with two public houses/restaurants and a local shop, and there is a wider array of shopping and leisure outlets at Broughton Park which is also within easy travelling distance.



DIRECTIONS

Proceed out of Chester taking the third exit off the Overleigh roundabout along Lache Lane. Continue along Lache Lane for some 2 miles and at the roundabout bear right over the railway crossing, again out into open countryside passing through the villages of Balderton, Gorstella and Lower Kinnerton. Upon reaching Higher Kinnerton proceed past the Royal Oak public house on the right hand side. After a short distance thereafter turn right into Llys Derwen. Follow the road as until its very end and take the left hand turning into Foxes Walk and you will proceed slightly down hill and observe the the property in the far left hand corner of the cul-de-sac.



ACCOMMODATION

with approximate room sizes, briefly comprises:-

ENTRY

4'7" x 3'11" (1.4m x 1.19m)

WC

3'11" x 3'7" (1.19m x 1.09m)

DINING ROOM

15'4" x 12'7" (4.67m x 3.84m)

BEDROOM THREE / SNUG

12'2" x 8'4" (3.71m x 2.54m)

KITCHEN

11'7" x 8'5" (3.53m x 2.57m)

UTILITY ROOM

6'3" x 4'8" (1.91m x 1.42m)

INNER HALL

8'3" x 2'9" (2.51m x 0.84m)

LIVING ROOM

15'5" x 12'3" (4.7m x 3.73m)

CONSERVATORY

18'9" x 12'3" (5.72m x 3.73m)

INNER HALL

BEDROOM ONE

11'5" x 10'1" (3.48m x 3.07m)

DRESSING AREA

5'9" x 3'7" to wardrobes (1.75m x 1.09m to wardrobes)

EN-SUITE WET ROOM

5'7" x 5'4" (1.7m x 1.63m)

BEDROOM TWO

8'5" x 8'5" (2.57m x 2.57m)

BATHROOM

6'7" x 5'4" (2.01m x 1.63m)

DEATCHED DOUBLE GARAGE

18'1" x 17'6" (5.51m x 5.33m)

EPC RATING

TBC

COUNCIL TAX

Flintshire County Council - Band F

TENURE

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

VIEWING

By prior appointment with Humphreys of Chester on (01244) 401100.

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.



3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.





Building 1

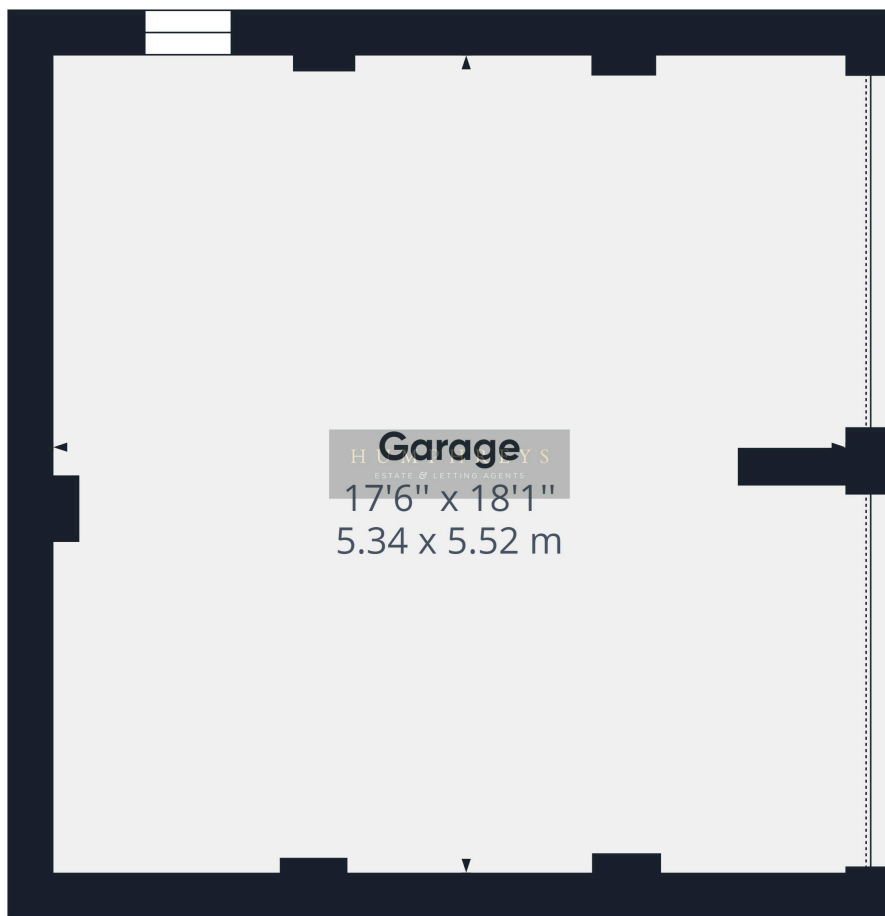
Approximate total area⁽¹⁾

1268.07 ft²
117.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Building 2

Approximate total area⁽¹⁾

314.96 ft²
29.26 m²

(1) Excluding balconies and terraces

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