



**GASCOIGNE  
HALMAN**

KINGSWAY, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



| A UNIQUE AND EXCEPTIONAL DETACHED HOUSE WITH SUPERB HIGH QUALITY ACCOMMODATION

## KINGSWAY, FRODSHAM

**£685,000**

**An exceptional, unique detached property offering immaculately presented, versatile accommodation with four double bedrooms, four bathrooms, study, a striking, modern open plan living room, double garage and secluded gardens.**

A surprise awaits in the size of this dwelling. From initial impressions, it looks to be an extremely stylish and contemporary bungalow. The reality is that this is actually a two storey four double bedroom, four bathroom family home of immense quality and style.

It is an optical illusion and the accommodation extends in total to 2325 square feet, (216 sq m) this figure excluding a substantial detached double garage.



## KINGSWAY, FRODSHAM

A Unique and Exceptional Detached House

Discrete Exterior Opens to Incredible Interior

Approx. 2325 Sq FT, ( 216 Sq m)

Adaptable Accommodation

Four Double Bedrooms, Four En Suite Bathrooms

Ideal for Families or Downsizers Alike

Large Double Garage

Secluded Rear Garden

Close To Centre of Frodsham

High Quality Specification

EPC Rating - Current C

## KINGSWAY, FRODSHAM

As for layout and quality, this is an excellent package. Much of the space is on the ground floor and will appeal to families and downsizers. The layout provides maximum flexibility and is designed for ease of living.

One of many highlights is the superb open plan kitchen/living room. Lying at the heart of the home, it is a large but homely space. There are bi folding doors and windows overlooking the private gardens and allowing natural light to flood in. The kitchen is fitted with quality oak cabinets with polished quartz worktops and built in appliances. A feature contemporary gas fired creates a warm corner. Also on the ground floor are three double bedrooms, each with luxury en-suite bathrooms, a snug with log burning stove, a spacious utility/boot room and a cloakroom/WC.

The large principal bedroom occupies much of the first floor with excellent built in storage and a superb en-suite shower room. There is a study/fifth bedroom plus access to a large loft. Each element of the specification is superb with a gas fired high flow central heating system and double glazed windows plus good thermal insulation resulting in an EPC rating of C.

Set back and slightly elevated from the road, there is extensive driveway parking and a large detached double garage. The secluded rear garden is enclosed a the rear by a lovely Victorian wall. Patio areas wrap around the house providing plenty of outdoor entertaining options. A lawn extends beyond with some established trees and shrubs.







## LOCATION

The location could hardly be better. It is situated within a well established and sought after tree lined avenue, just a two minute walk from the town centre and Castle Park. This is an area of restored Victorian parkland with a magnificent mansion house which includes children's play area, sport facilities and ornamental gardens. A walk through the park gives access onto Frodsham Hill and onto The Sandstone Trail. The centre of Frodsham is also within a short level walk from the property with a good selection of shops, recreational and leisure facilities. There are good schools in the area whilst the road, rail and motorway networks allow access to the many parts of the region. Chester, Warrington, Liverpool and Manchester are all within daily commuting distance. .

## TENURE

Freehold.

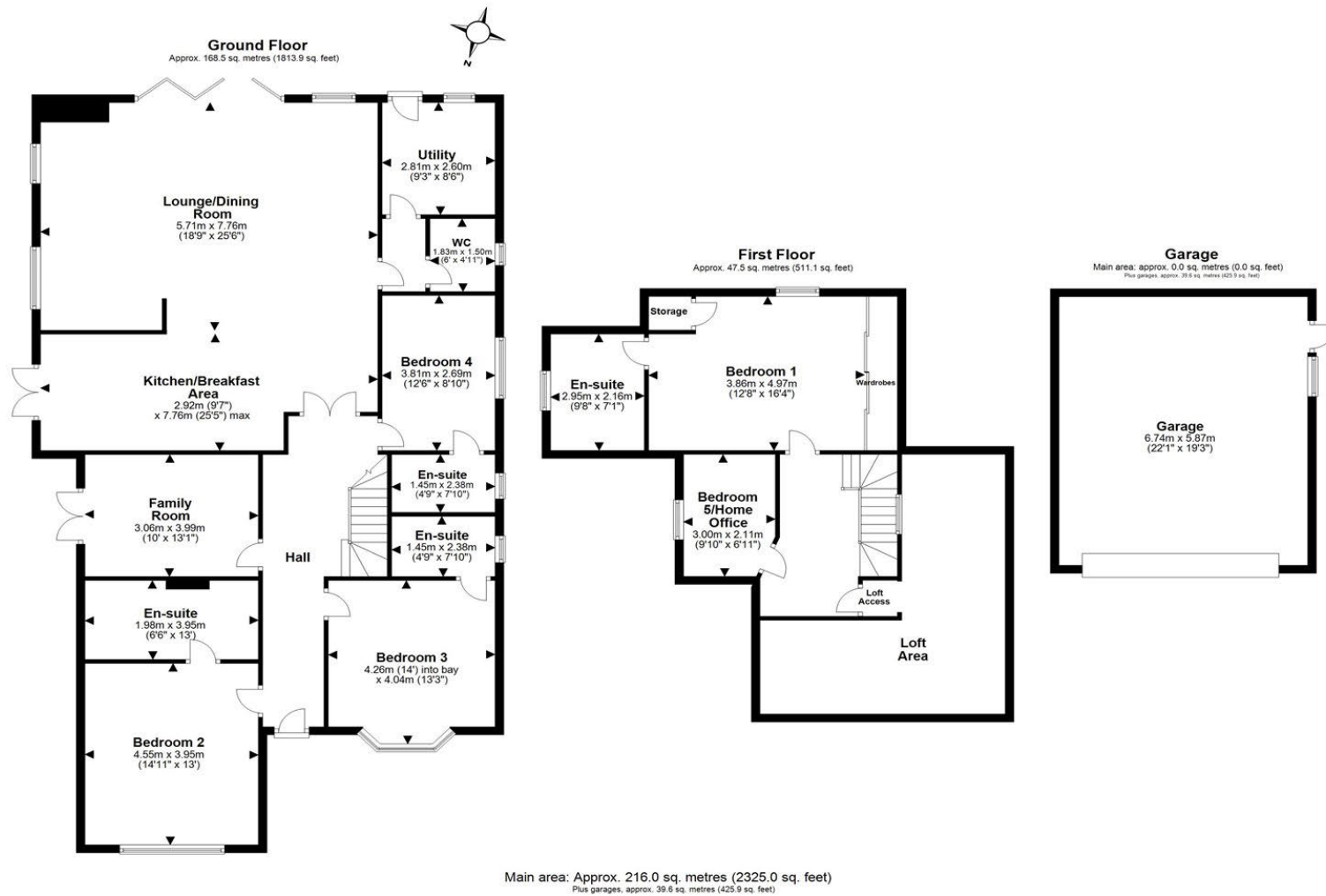
## COUNCIL TAX

Band F. Cheshire West & Chester.

## EPC RATING

Current C.





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