



31 Highbank Road, Kingsley

Offers Over £575,000

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31 Highbank Road, Kingsley

An extended and refurbished three bedroom detached bungalow located close to the heart of the pretty village of Kingsley near Delamere Forest, offering beautifully presented high specification accommodation extending to nearly 1600 sq ft, with ample off road parking and a private rear garden.

The property occupies a super position on the road, enjoying partially elevated views across the rear and almost adjacent to a pedestrian walkway which leads to the local Co-op store.

The house has been thoughtfully extended and beautifully refurbished throughout, offering spacious and well balanced accommodation all on a single level.

Kingsley is a charming village located approximately 5 miles south east of the town of Frodsham and close to Delamere Forest. The village is home to two primary schools – Kingsley St John's C of E Primary School and Kingsley Community Primary School.

The nearest railway station is 3 miles away at Acton Bridge on the West Coast mainline for trains to Liverpool and Birmingham and links, via Runcorn and Crewe to intercity services. Delamere railway station is 3.1 miles away with services to Northwich, Manchester and Chester. Alternatively, there is Frodsham railway station which is 3.2 miles away for services to Manchester, Chester and North Wales. By 2018 there will be services once again to Liverpool from Frodsham.

Kingsley is home to a number of community services including a community centre, The Kingsley Village Institute and Kingsley Cricket Club. There is an active amateur dramatic society and a village Facebook group for advertising and discussing, in addition to a local newsletter which is distributed monthly. There is a Doctors surgery within the village and a well stocked Co-op store which are both within walking distance.





At the heart of the house is a wide reception hallway which provides access to all the bedrooms and reception areas. Open to the hall is a generous sitting room with a front facing window and a stylish white marble fireplace with concealed lighting and an electric LED flame effect fire.

The kitchen has been fitted with an attractive range of midnight blue cabinets surmounted with contrasting granite worktops and matching full height splashback's with overmount backlit plug sockets complimenting chrome ceiling spotlights and contemporary chrome LED strip lights.

Integrated within the kitchen there is an electric induction hob, a double electric oven, full height refrigerator and a dishwasher. Grey wood-effect luxury vinyl flooring runs throughout the kitchen area up to a rear facing breakfast/dining room with French doors leading out to the garden and a full height side facing window providing an abundance of natural light.



A door from the kitchen leads into a utility room which has been converted from the rear of the integral garage, with space and plumbing for both a washing machine and tumble dryer, a wall fixed central heating boiler and space for both a fridge and freezer.



There are three large double bedrooms, including a splendid master bedroom with a rear facing window and a walk-in wardrobe with built-in shelving and hanging space.

There is a guest bedroom with an ensuite shower room, finished in attractive grey coloured stone effect porcelain tiling, incorporating a large wet room style shower enclosure with a tiled seat and thermostatic mixer shower, plus a wall hung countersunk vanity wash basin and a low-level WC.

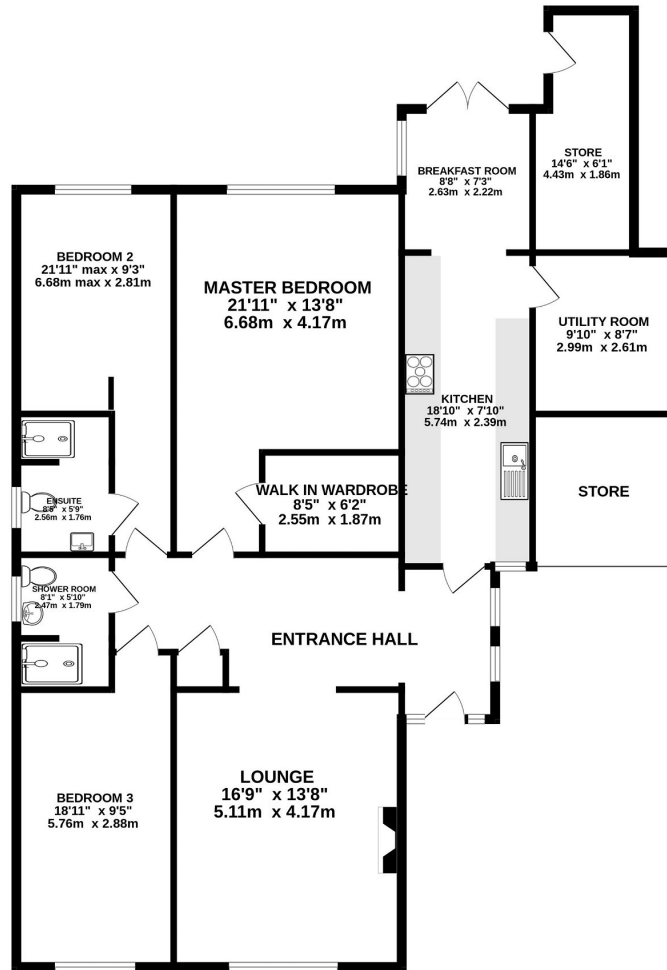
There is a stylish bathroom located off the hall finished in beautiful white marble effect tiling, incorporating white porcelain sanitary ware, including a low-level WC and a countersunk wash basin with a marble top and vanity storage cupboard, as well as a large wet room style shower enclosure with a thermostatic mixer shower.

Externally, to the front of the property is an area of well maintained flat lawn garden enclosed to the front by an ornamental brick wall. A low maintenance driveway provides parking for a number of vehicles. The rear of the garage has been converted into an integral utility space and although would no longer house a car it does offer fantastic secure storage.

The rear garden enjoys a South Easterly aspect and has been landscaped for low maintenance with a stone flagged patio at its centre and wall retained raised flower beds and shrub borders, enclosed to all sides by panel fencing.



1585 sq.ft. (147.3 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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