



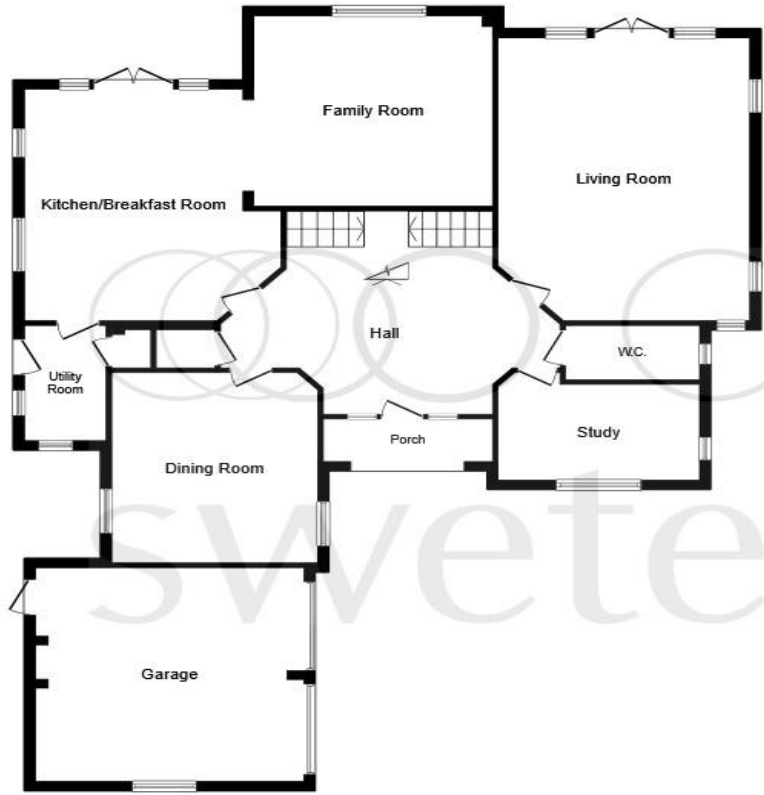
Kingfisher Close, Saughton, CHESTER CH3 6BF

welcome to

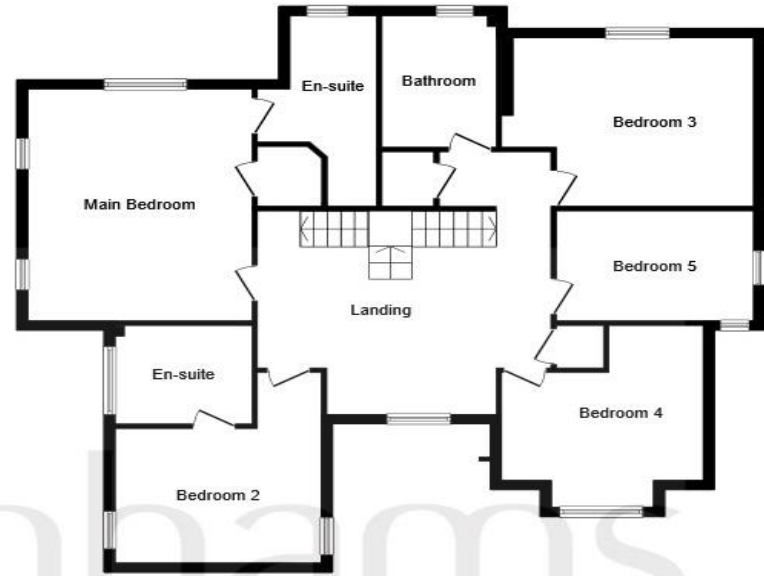
Kingfisher Close, Saughton, CHESTER

A large detached house situated in a sought-after location comprising entrance hall, lounge, dining room, open plan breakfast kitchen and sitting room, utility room and WC, 5 bedrooms, 2 en suite, and a family bathroom. On approach there is driveway parking, a double garage and a large rear garden.





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

Entrance Hall

With Karndean flooring, a large cloakroom/cupboard, stairs leading to the first floor with gallery landing, and a central heating radiator.

WC

Comprising a WC and wash hand basin, part tiled walls, and a double glazed window to the side aspect.

Study

12' 5" x 7' 8" (3.78m x 2.34m)

With double glazed windows to the side and front aspects, and a central heating radiator.

Lounge

20' 7" x 15' 4" (6.27m x 4.67m)

With double glazed windows to the side and rear aspects, doors leading into the garden, a gas fire, and 2 central heating radiators.

Dining Room

14' x 12' 7" (4.27m x 3.84m)

With double glazed window to both sides, and a central heating radiator.

Living Room

13' 10" x 12' 6" (4.22m x 3.81m)

Open plan living room off the kitchen, with a tiled floor, a double glazed window to the rear aspect, and a central heating radiator.

Kitchen

17' 6" x 16' 10" (5.33m x 5.13m)

Fitted with a range of wall and base drawer units with complementary work surfaces over, island, single bowl sink unit, Rangemaster oven, extractor fan, dishwasher, fridge/freezer, tiled flooring, a double glazed window to the side aspect, doors to the rear, and a central heating radiator.

Utility Room

10' 9" x 5' 8" (3.28m x 1.73m)

Comprising a wash hand basin, single bowl sink unit, plumbing for a washing machine, space for a tumble dryer, tiled flooring, double glazed windows to the side and front aspects, side door, large storage cupboard, and a central heating radiator.

First Floor Gallery Landing

With a double glazed window to the rear aspect, airing cupboard housing hot water tank, a large built-in cupboard, and 2 central heating radiators.

Bedroom 1

16' 11" x 13' 8" (5.16m x 4.17m)

With double glazed windows to the side and rear aspects, a William wardrobe, and a central heating radiator.

En-Suite

Comprising a shower cubicle with mains electric shower, WC and wash hand basin, with complementary part tiled walls, a heated towel rail, tiled flooring, and a double glazed window to the rear aspect.

Bedroom 2

12' 7" x 10' 5" (3.84m x 3.17m)

With double glazed windows to both sides, fitted wardrobe, and a central heating radiator.

En-Suite

Comprising a shower cubicle with mains electric shower, WC and wash hand basin, with complementary part tiled walls, tiled flooring, and a double glazed window to the side aspect.

Bedroom 3

13' x 12' 5" (3.96m x 3.78m)

With a double glazed window to the rear aspect, built-in wardrobe, and a central heating radiator.

Bedroom 4

12' 5" x 9' 1" min (3.78m x 2.77m min)

With a double glazed window to the front aspect, built-in wardrobe, and a central heating radiator.

Bedroom 5

12' 5" x 7' 2" (3.78m x 2.18m)

With double glazed windows to the side and front aspects, and a central heating radiator.

Family Bathroom

Comprising a shower cubicle with mains electric shower, a panelled bath, WC and wash hand basin, Karndean flooring, complementary part tiled walls, heated towel rail, and a double glazed window to the rear aspect.

Outside

Front

Driveway leading to a double garage with 2 up and over doors.

Rear

A large lawned garden, fenced to boundary, with a Summerhouse, greenhouse, and a shaped paved patio area.



welcome to

Kingfisher Close, Saughton, CHESTER

- Large 5 Bedroom Detached Executive Home
- Impressive Entrance Hall & Gallery Landing
- Lounge, Dining room & Study, plus WC
- Large Open Plan Breakfast Kitchen & Sitting Room
- Two En Suites & a Family Bathroom
- Large Rear Gardens & Patio Area
- Driveway Parking & Double Garage
- Viewing is Highly Recommended

Tenure: Freehold

EPC Rating: B

£750,000



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Property Ref:
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