



**Harley Drive, Higher Kinnerton, Chester CH4 9GG**

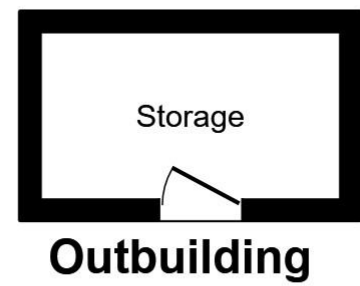
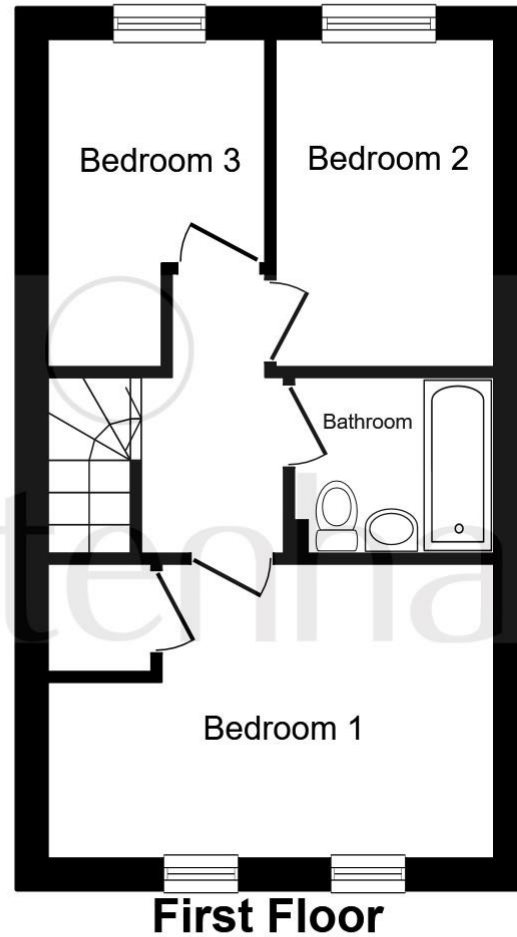
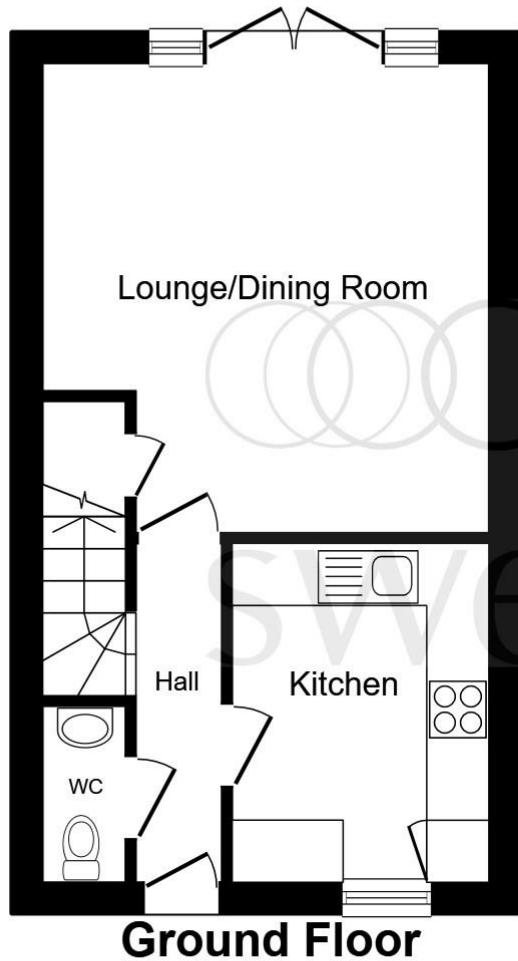


**welcome to**

**Harley Drive, Higher Kinnerton, Chester**

This beautifully presented 3 bedroom semi-detached house in a superb village location sits in a cul-de-sac and benefits from delightful enclosed private gardens, a large store shed, and generous off-street parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Entrance Hall**

A front door with frosted panel inserts leads into the Entrance Hall, with timber-effect laminate flooring and doors leading into the Cloakroom/WC, Lounge/Dining Room and Kitchen.

### **Cloakroom/WC**

With a high gloss tiled floor, dual flush low-level WC, pedestal wash basin with contemporary mixer tap and tiled splashback, radiator, a fitted solid timber display shelf, and a wall-mounted extractor.

### **Lounge/Dining Room**

14' 9" x 14' 2" ( 4.50m x 4.32m )

A superbly presented, light and spacious room with timber-effect flooring, uPVC double glazed patio doors with adjacent panels offering lovely views over the rear terrace and garden, ample space for a dining table and chairs, and a panel door to the understairs storage cupboard with fitted shelving - this well-decorated room is perfectly designed for family life.

### **Kitchen**

10' 8" x 7' 2" ( 3.25m x 2.18m )

Fitted with a range of wall, base and drawer units with complementary timber-effect work surfaces with drawers and cupboards under, an inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, inset 4-ring gas hob with stainless steel splashback and extractor unit over, a built-in electric combination oven and grill unit, space and plumbing for a washing machine, integral fridge and freezer unit, a further fitted wall cupboard, wall-mounted Ideal Logic combi gas boiler for central heating and domestic hot water concealed in a matching cupboard front, a heavy timber display shelf, tiled floor, recess ceiling spotlights, a uPVC double glazed window to the front elevation, and a radiator.

### **First Floor Landing**

A turning staircase leads up from the ground floor hall to a part-galleried landing with access to the roof space, a radiator, and doors leading to all bedrooms and the bathroom.

### **Bedroom One**

14' 1" x 8' 8" ( 4.29m x 2.64m )

Master bedroom comprising the full width of the house, with two uPVC double glazed windows to the front elevation, a built-in over-stairs wardrobe cupboard with hanging space and shelving, and a radiator.

### **Bedroom Two**

10' 10" x 6' 11" ( 3.30m x 2.11m )

With a uPVC double glazed window to the rear elevation with views over the garden, and a radiator.

### **Bedroom Three**

10' 4" x 6' 10" ( 3.15m x 2.08m )

With a uPVC double glazed window to the rear elevation overlooking the garden, a deep alcove suited for fitted wardrobes, and a radiator.

### **Bathroom**

A modern white suite comprising a panelled bath in a tiled surround with mixer tap over, fitted thermostatic shower with handheld showerhead and pancake rainhead and folding glazed shower screen, pedestal wash basin with contemporary mixer tap over, low level dual flush WC, ceiling mounted extractor, vertical towel rail radiator, tiled floor and contrasting wall tiling.

### **Outside**

Outdoor security lighting and CCTV.

### **Front**

A block paved driveway in herringbone pattern with off-street parking for at least two vehicles, a paved pathway leading to the front door, front garden laid to lawn and barked shrubbery border, gated access to the rear garden, and outside taps with hot and cold water feed.

### **Rear**

Bounded by close board timber fencing with a high degree of privacy and security, with a level flagged Indian Stone patio and pathways and a further sunken Sun Terrace ideal for alfresco dining. The garden is largely laid to level artificial lawn with a raised decking terrace with mature bamboo screen. In the garden is a large timber structure with a fitted working surface with drawer and cupboard unit under, ample storage space and shelving, electric lights and power for a tumble dryer/freezer, etc, and high-level shelving.



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## Harley Drive, Higher Kinnerton, Chester

- A Beautifully Presented Semi-Detached Home
- Cul-de-Sac
- 3 Bedrooms
- Delightful Enclosed Private Gardens
- Generous Off-Street Parking

Tenure: Freehold  
EPC Rating: B  
Council Tax Band: D

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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