



**Davies Court, Higher Kinnerton, Chester CH4 9GW**



***Welcome to***

**Davies Court, Higher Kinnerton, Chester**

Nestled in a highly sought-after cul-de-sac in the picturesque village of Higher Kinnerton, this impressive five-bedroom detached residence offers generous living space, an elegant layout, and fantastic versatility.



### Entrance

Entrance door, window to the front, tiled flooring, access to garage and doors to:

### Downstairs W.C

Tiled flooring, dual flush w.c, hand wash basin and radiator.

### Lounge

15' 10" x 14' ( 4.83m x 4.27m )

French doors to rear, gas fireplace with marble effect hearth and mantle and two radiators.

### Dining Room

13' x 11' ( 3.96m x 3.35m )

Bay window to the front and radiator.

### Kitchen

17' x 15' ( 5.18m x 4.57m )

Bifold doors to rear, tiled flooring, integrated double oven, hob, microwave, fridge/freezer and dishwasher. Extractor fan, wall and base units, tiled splashback, island and two radiators.

### Utility Room

8' x 5' ( 2.44m x 1.52m )

Door to rear garden, recess for washing machine and fridge, sink with drainer unit, wall and base units, boiler and radiator.

### Landing

Loft access, radiator and doors to:

### Bedroom One

15' 10" x 14' ( 4.83m x 4.27m )

Window to the front, built-in wardrobes and radiator.

### En-Suite

Window to the side, ½ tiled walls, tiled flooring, dual flush w.c, hand wash basin with storage under, shower cubicle and heated towel rail.

### Bedroom Two

11' 1" x 10' ( 3.38m x 3.05m )

Window to the rear, built-in wardrobes and radiator.

### En-Suite

Window to the rear, tiled flooring, dual flush w.c, hand wash basin, shower cubicle and radiator.

### Bedroom Three

13' x 7' ( 3.96m x 2.13m )

Window to the front and radiator.

### Bedroom Four

10' 1" x 10' ( 3.07m x 3.05m )

Window to the rear and radiator.

### Bedroom Five

11' 1" x 7' 10" ( 3.38m x 2.39m )

Window to the front and radiator.

### Bathroom

Window to the rear, ½ tiled walls, tiled flooring, dual flush w.c, hand wash basin with storage under, shower cubicle bath with mixer taps and radiator.

### To The Front

Sheltered porch, small lawned area, brick paved driveway, paved pathway to front entrance, access to rear garden,

### To The Rear

Fenced surround, paved patio area, lawned area, ground level planters, mature bushes and outside tap.

### Garage

16' 1" x 15' 1" ( 4.90m x 4.60m )

Access to hallway, power and electric, concrete flooring, consumer unit, shelving and electric up and over door.



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## **Davies Court, Higher Kinnerton, Chester**

- Detached Property
- Five Bedrooms
- Large Driveway and Double Garage
- Stylish Kitchen Diner
- Close to Local Amenities

Tenure: Freehold EPC Rating: B

**£590,000**



Please note the marker reflects the postcode not the actual property

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