

Town & Country

Estate & Letting Agents

Cannon Way, Higher Kinnerton

Asking Price £375,000



Family friendly four bedroom home in Higher Kinnerton. Extended and well-maintained with UPVC double glazing and gas central heating. Features a living room, L-shaped kitchen with dining area, sitting room, utility room, and cloakroom WC. Principal bedroom with ensuite. Brick block driveway, garage, and lawned gardens with private seating area.

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DESCRIPTION

Located in the highly desirable and family friendly village of Higher Kinnerton. This extended, detached, four bedroom family home is presented to a high standard throughout, and should be viewed to be fully appreciated, benefiting from UPVC double glazing along with gas central heating. The property comprises of an entrance hall, living room, an L-shaped kitchen with an archway, leading to a dining area, a separate sitting room, utility room and cloakroom WC. The first floor landing provides access to the family bathroom and to all four bedrooms, the principal of which enjoys ensuite, and shower room facilities. Externally, there is a brick block driveway, leading to the single integrated garage, both front and rear garden are lawned and shrubbed, with a private seating area to the rear and gated side access.



LOCATION

The property is located in the sought after and family friendly village of Higher Kinnerton, the village is a short drive from Chester and within easy access to Chester Business Park, Airbus, the A55 and the motorway, allowing daily commuting to the various commercial and industrial centres. The property is also within easy commuting distance of Wrexham and Mold. The village centre provides day to day shopping facilities, social amenities, including a very popular coffee shop, an excellent primary school, general store, post office, two public houses, church and children's play park, with regular public transport into Chester city centre. There are excellent shopping facilities at Broughton Retail Park, with its cinema complex, restaurants, a Tesco superstore and a range of High Street shopping outlets.

DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 2nd exit onto Lache Lane, at the roundabout, take the 3rd exit and stay on Lache Lane, slight left onto Main Road, turn left onto Cannon Way. The destination will be on the right.

ENTRANCE HALL

The property is entered through a timber leaded and stained glass front door, opening to an entrance hall with timber laminate flooring. Stairs off, rising to the first floor accommodation and an internal door opening to the living room.



LIVING ROOM

13'3" x 16'1"

With a bay window facing the front elevation, two windows on either side of the fireplace, featuring plantation shutters. Cole effect gas fire set upon a marble hearth featuring an ornate Adams style surround, coved ceiling and ceiling roses, radiator and timber laminate flooring flowing through from the entrance hall.



KITCHEN

15'5" x 10'2" max

The kitchen is fitted with a range of attractive shaker style, wall, base and drawer units complimented by stainless steel handles. Ample worksurface space houses a stainless steel, 1 1/2 bowl sink unit with adjustable mixer tap and tiled splashback's. Integrated appliances include a stainless steel oven, electric hob and stainless steel extractor hood . Timber Laminate flooring continues from the living room and into the dining area, recessed downlights sit within the ceiling, there is a radiator, a partially glazed door opening to the sitting room, and an arched thruway leads to the dining area.

DINING AREA

8'0" x 8'9"

Having a radiator, two recessed downlights set within the semi vaulted ceiling, along with two Velux skylights, UPVC double glazed French doors, open to the rear gardens paved patio area and an internal door off, opens to the utility room.



SITTING ROOM

18'4" x 8'10"

Having ceiling roses, radiator and window to the rear elevation, looking out to the garden.



CLOAKROOM WC

5'5" x 4'2"

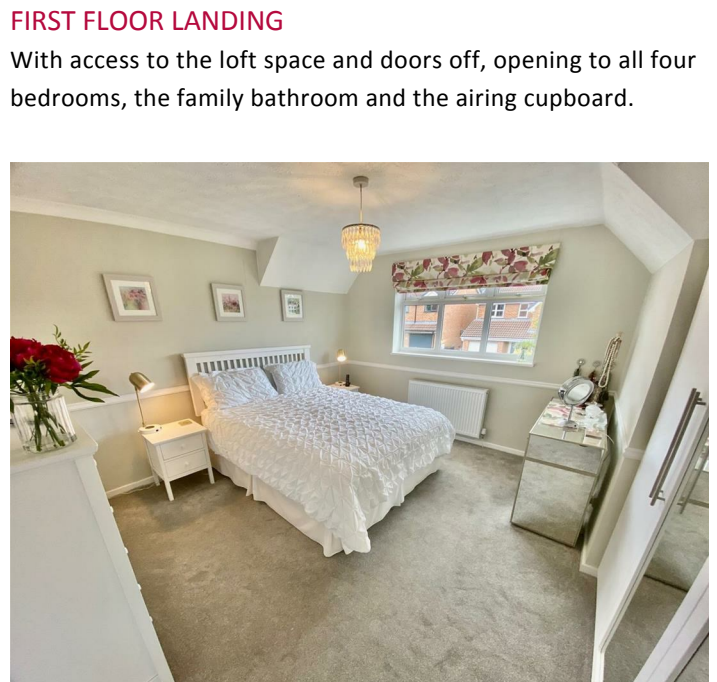
Installed a with modern suite comprising a dual flush, low-level WC, wash hand basin with mixer tap, radiator, ceramic tiled flooring, partially tiled walls and extractor fan. The window faces the side elevation.



UTILITY ROOM

7'10" x 6'2"

Fitted with base units, matching those in the kitchen and above, the work surface houses a stainless steel double bowl, sink unit with mixer tap and tiled splashback's. Having plumbing for a washing machine and space for a dryer, a ceramic tiled floor, radiator, extractor fan, and UPVC window to the side elevation. The UPVC double glazed back door opens to the rear garden and an internal door opens to the cloakroom WC.



PRINCIPAL BEDROOM

12'8" x 10'8"

Having a window facing the front elevation, radiator, an internal door opening to the ensuite shower room. The principal bedroom is fitted with a range of attractive wardrobes with mirror inserts which are complemented by stainless steel handles.



ENSUITE SHOWER ROOM

Installed with a single shower enclosure with an electric shower, low-level WC, wash hand basin with mixer tap. There is a chrome heated towel rail, the walls are fully tiled, set within the ceiling are recessed downlights, extractor fan fitted to the wall and to the side elevation is an opaque window.



BEDROOM THREE

9'3" x 8'3" max

Also, with timber laminate flooring and having a radiator and window facing the rear.

BEDROOM FOUR

8'1" x 8'0"

Window to the rear elevation, radiator.



BEDROOM TWO

10'6" x 8'1"

With timber laminate flooring, radiator, window facing the front elevation and fitted with a double mirror fronted wardrobe.



FAMILY BATHROOM

Installed with a modern white suite, comprising a panel bath with electric shower and protective glass screen above, a dual flush, low-level WC, pedestal, wash hand basin with mixer tap, chrome heated towel rail, timber laminate flooring, fully tiled walls. An opaque window facing the rear elevation and set within the ceiling recessed downlights along with an extractor fan.

GARAGE

Accessed through a single up and over garage door and having the benefit of power light and a water supply.



EXTERNALLY

The front of the property features a brick block driveway leading to the single integrated garage and canopy over the front door, alongside a lawned and shrubbed garden with a further gravelled and shrubbed area to the right hand side. Timber gated access leads to the side storage area and a light set within the canopy porch sits above the front door. The rear of the property has timber gated side access, leading to a sunny, southerly facing, rear garden with a paved patio area. An attractively and well-stocked, lawned and shrubbed garden, with a private gravel seating area to the rear, which is not directly overlooked. It's enclosed by a series of timber fence panels and having outside lighting and water supply.



ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tac Band F £2754

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Ground Floor
Approx. 72.1 sq. metres (783 sq. feet)



First Floor
Approx. 47.1 sq. metres (508.3 sq. feet)

Total area: approx. 119.2 sq. metres (1282.8 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	