

# CHANGING HOME



19 Deans Way | Higher Kinnerton | Chester | CH4 9DZ

£315,000

A fully refurbished and now superbly appointed 3 bedroom detached home within the very popular village of Kinnerton. The property is set within a large plot to provide large and most seduded gardens to the side and rear. A long drive provides parking for several cars. Also a detached garage. Early viewing a must.



## Property Description

### LOCATION

The very popular village of Kinnerton lies close to the England and Wales border within beautiful countryside. Both Chester and Wrexham are easily accessed by car. The A55 is also close by and Chester Business Park, Airbus and Broughton Retail Park are a short drive away. The village has shops, public houses and a highly thought of primary school.

### HALL

With a UPVC double glazed door and wood effect laminate floor. Radiator, frosted UPVC double glazed window and large built in cupboard.

### LIVING ROOM

14' 9" x 11' 9" (4.5m x 3.58m) With a gas burning stove, UPVC double glazed window and vertical radiator.

### KITCHEN/DINING ROOM

17' 10" x 10' 0" (5.44m x 3.05m) With an extensive range of fitted floor and wall units. Sink unit. Integral dishwasher, washing machine and fridge/freezer. Bosch oven and grill. 4 ring hob with extractor hood over. Vertical radiator, wood effect laminate floor and recessed spotlights. UPVC double glazed window and French doors to the rear garden.

### LANDING

With a UPVC double glazed window to the side. Loft access and a large built in cupboard.

### BEDROOM 1

11' 7" x 9' 10" (3.53m x 3m) With radiator and UPVC double glazed window.

### BEDROOM 2

10' 2" x 9' 6" (3.1m x 2.9m) With UPVC double glazed window and radiator.

### BEDROOM 3

8' 9" x 7' 9" (2.67m x 2.36m) With UPVC double glazed window, built in over stairs cupboard and radiator.

### BATHROOM

8' 0" x 5' 4" (2.44m x 1.63m) With a superb fitted suite in white of a WC, wash hand basin on a vanity unit, panelled bath and shower cubicle. Tiled walls, frosted UPVC double glazed window and recessed spotlights.



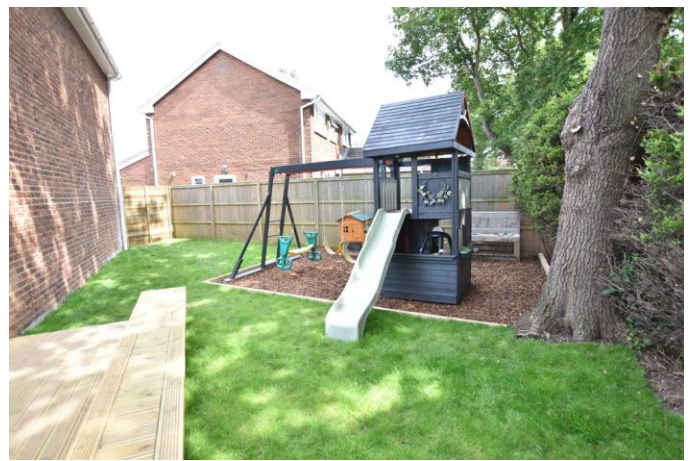
## GARAGE

At the rear of the property is a detached garage with a up and over door. Window to rear.

## OUTSIDE

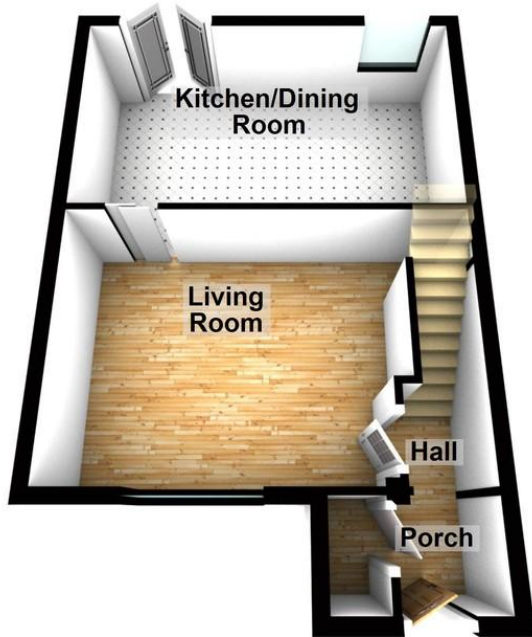
To the front is a long tarmac drive that leads to the side of the property. This provides parking for several cars.

There is an extremely large garden to the side and rear of the property with a large lawn, several mature trees and decked area. There is also an area of chipped bark which is ideal for a children's play area. The rear garden has a sunny aspect and is most seduced. A gate leads onto a bridle path with playing fields beyond that.





## Ground Floor



## First Floor



for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

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01244 345664

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements