

# Town & Country

Estate & Letting Agents

Llys Derwen, Higher Kinnerton

Offers In Excess Of £325,000



Located within the charming and sought-after village of Higher Kinnerton, this spacious three-bedroom family home offers a perfect blend of comfort and contemporary living, having the advantage of adaptable accommodation including a downstairs cloaks, modern kitchen & bathroom, en suite facilities, off road parking, mature gardens and a garage. Viewing is essential to appreciate this lovely property.

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## DESCRIPTION

This light and spacious property presents an excellent opportunity for those seeking a family home in a desirable village. Having the benefit of gas central heating and UPVC double glazing, the internal accommodation comprises of an inviting entrance hall, a convenient cloakroom WC, a spacious living room with a bay window to the front elevation and a feature living flame gas fireplace. The kitchen is fitted with a range of light wood-grain effect wall, base and drawer units with granite work surfaces. An open thoroughway leads to the dining room, enhanced by elegant French doors that open onto a delightful low maintenance rear garden, ideal for entertaining. The first-floor landing provides access to a family bathroom fitted with a modern white three-piece suite and three bedrooms, all having feature fitted wardrobes, with the principal bedroom benefiting from an en suite wet room. Outside, the property benefits from off-road parking and a garage, providing secure storage and convenience. The gardens surrounding the house are well-maintained, the low-maintenance rear garden, is predominantly paved and features a decked seating area and sleeper-raised planters.



## LOCATION

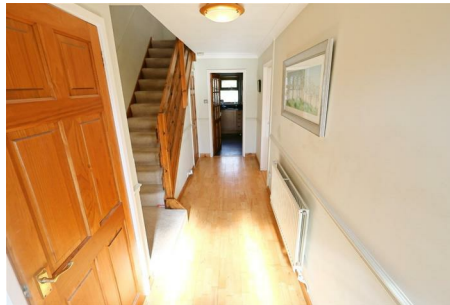
The property is located in the sought after and family friendly village of Higher Kinnerton, the village is a short drive from of Chester and within easy access to Chester Business Park, Airbus, the A55 and the motorway, allowing daily commuting to the various commercial and industrial centres. The property 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 our 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 then turn right onto Llys Derwen, the property will be located on the left hand side.



## ENTRANCE HALL

16'8 x 7'2

The property is entered through a wood-grain effect UPVC double-glazed door opening into the entrance hall. The hall features light oak-style flooring, a radiator, and stairs rising to the first-floor accommodation with a storage cupboard below. Glazed doors open to the living room and the kitchen/diner, while a further door leads to the cloakroom WC.



## CLOAKROOM W.C.

7'0 x 2'3

Also with light oak-style flooring, this room is fitted with a white dual-flush low-level WC and a wash hand basin with tiled splashback. There is a chrome heated towel rail, an opaque window to the front elevation, and a Glow-worm wall-mounted gas combi boiler with a meter cupboard below.



## LIVING ROOM

19'6 x 11'5

Having a continuation of the light oak-style flooring from

the entrance hall, the living room features a bay window to the front elevation, a radiator, and a contemporary coal-effect living flame gas fire with granite hearth.



## KITCHEN

10'4 x 9'3

The kitchen is fitted with a range of light wood-grain effect wall, base and drawer units complemented by stainless steel handles and granite work surfaces. These incorporate a stainless steel one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a stainless-steel oven, electric hob and stainless-steel extractor. There is space and plumbing for a washing machine and dishwasher, as well as space for a fridge. Having a ceramic tiled floor, a window faces the rear elevation, recessed downlights are set within the ceiling, and an open archway leads through to the dining room.



## DINING ROOM

10'4 x 9'5

With light oak-style flooring, a modern tower-style column radiator and recessed ceiling downlights. UPVC double-glazed French doors open onto the rear garden.

## FIRST FLOOR LANDING

With a window to the side elevation, a built-in storage cupboard, and doors opening to the family bathroom and all three bedrooms, the principal of which benefits from ensuite facilities.



## PRINCIPAL BEDROOM

13'4 x 9'3

With a window to the front elevation and radiator below. The room features light wood-grain effect laminate flooring, a fitted double wardrobe and additional wardrobes running along the length of one wall. A glazed door opens to the ensuite wet room.



## EN SUITE WET ROOM

6'0 x 5'4

Fully tiled and fitted with an inset floor drain and wall-mounted dual-head thermostatic shower with protective screen. There is a corner dual-flush low-level WC, wash hand basin with mixer tap, and a chrome heated towel rail. A small opaque window faces the side elevation, and recessed downlights are set within the ceiling, one incorporating an extractor fan.



## BEDROOM TWO

10'8 x 9'8

Having a built-in double wardrobes and additional fitted wardrobes running along one wall. A window faces the rear elevation with a radiator below.



## BEDROOM THREE

9'7 x 8'0

With a built-in over-stairs wardrobe, a window to the front elevation and a radiator.



## FAMILY BATHROOM

7'9 x 7'2

The bathroom is fitted with a P-shaped panel bath with electric shower and curved protective screen above. There is a vanity unit with a solid wood countertop housing a wash hand basin with mixer tap and a dual-flush low-level WC below. The walls are partially tiled and there is a column-style radiator with integrated chrome heated towel rail. An opaque window faces the rear elevation and recessed downlights are set within the ceiling.



## EXTERNALLY

To the front of the property is a small shrubbed garden with ample brick block off-road parking. There is an external light outside the front door and timber-gated side access along the left-hand side of the property to the garage, together with a further timber-gated side access leading to the low maintenance rear garden. The rear garden is predominantly paved with a timber

decking area and sleeper-raised shrubbed planters. There is an external light, water supply and a timber storage shed to the side.

## GARAGE

The garage is a single semi-detached garage with a pitched roof and an up-and-over door, together with power and light.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band E

## ARRANGE A VIEWING

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

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

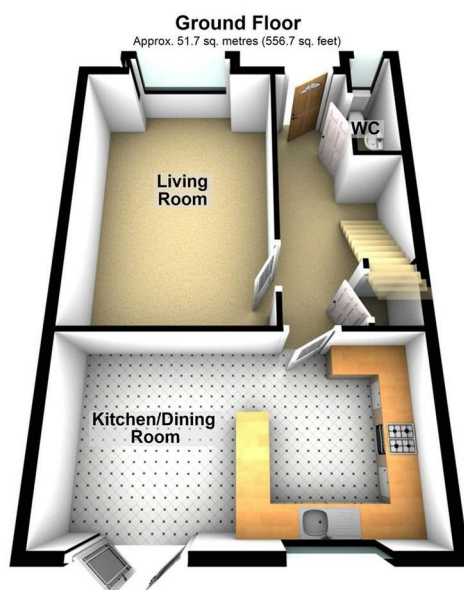
## SUBMIT AN OFFER

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

## MORTGAGE SERVICES

Town & Country Estate Agents 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.**



Total area: approx. 102.7 sq. metres (1105.6 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 72                      | 78        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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 must 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.