



7 Hunters Hill, Kingsley

Frodsham

£550,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



7 Hunters Hill

Kingsley, Frodsham

An appealing, spacious and versatile detached family home enjoying a prime corner position in a much sought after area of Kingsley village.

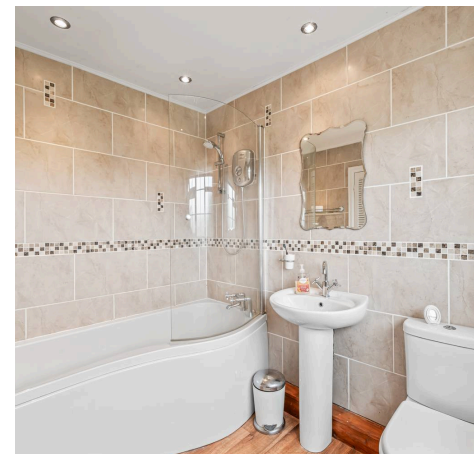
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Excellent Detached Family Home
- Prime Corner Plot in Popular Area
- Spacious, Extended and Adaptable Accommodation
- Two Reception Rooms, Office and Detached Garden Room/Studio
- Four Good Sized Bedrooms



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The house occupies an enviable corner position on Hunters Hill, regarded as one of the most popular residential areas in the village. The property is within walking distance of scenic countryside walks trails and the village centre with an excellent convenience store/Post Office, primary school, chemists and pub. school.

The accommodation extends to almost 1700 square feet with extension and alterations creating real flexibility. This makes the house ideal for families and those seeking space for hobbies and home working. The property has been well maintained and subject to ongoing investment with recent improvements including new windows, fascias and soffits and a new central heating boiler in 2018.

The house stands back and slightly elevated from the road with gardens extending to three sides and two driveways providing ample parking. The layout of the home will appeal to families at all stages of life. The entrance hall is a welcoming space with a cloak/shower room leading off. The large lounge has dual aspect windows overlooking the front and rear gardens. A useful study/office/playroom is situated off the lounge. Adjacent to the lounge and connecting through double doors is a separate dining room with the kitchen conveniently located next door. There are modern kitchen fittings, built in appliances and there is a practical pantry. A utility room is at the rear with a rear entrance door, ideal for muddy shoes.



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Upstairs, there are four good sized double bedrooms, all served by a family bathroom. The loft is fully boarded and offers useful, readily accessible storage space

Completing this versatile layout is a separate, detached brick-built garden room/studio. This insulated room offers scope for use as a further sitting room, hobby space or a professional home office where visitors can be seen privately.

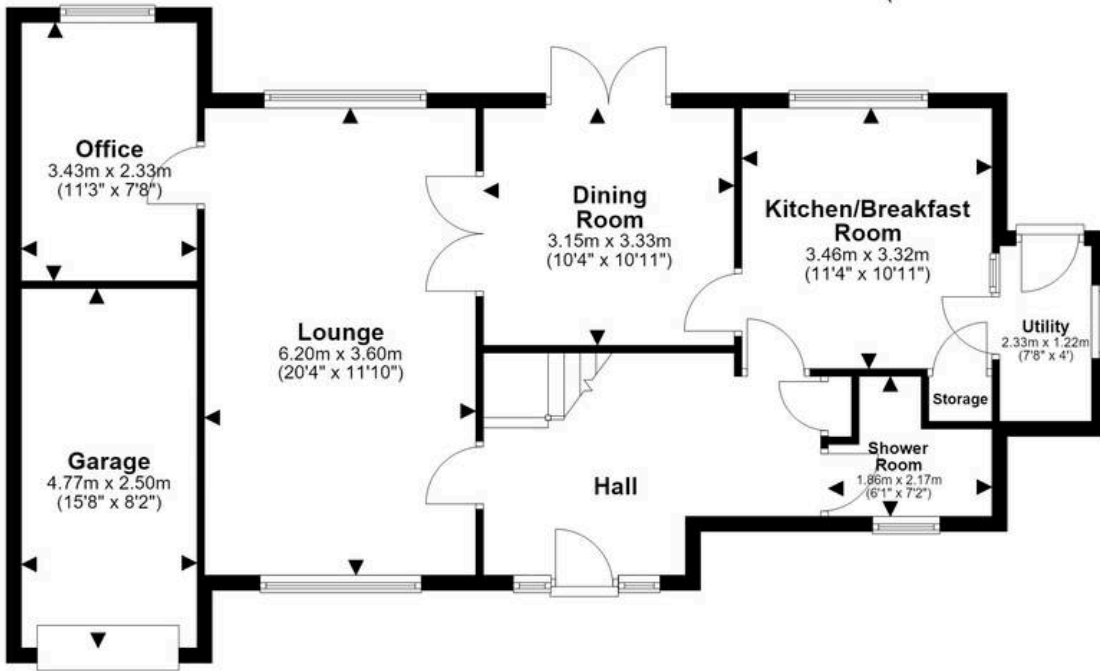
There is also an attached single garage. The mature gardens feature areas laid to lawn, patio and paths, established shrubs and plants.

LOCATION

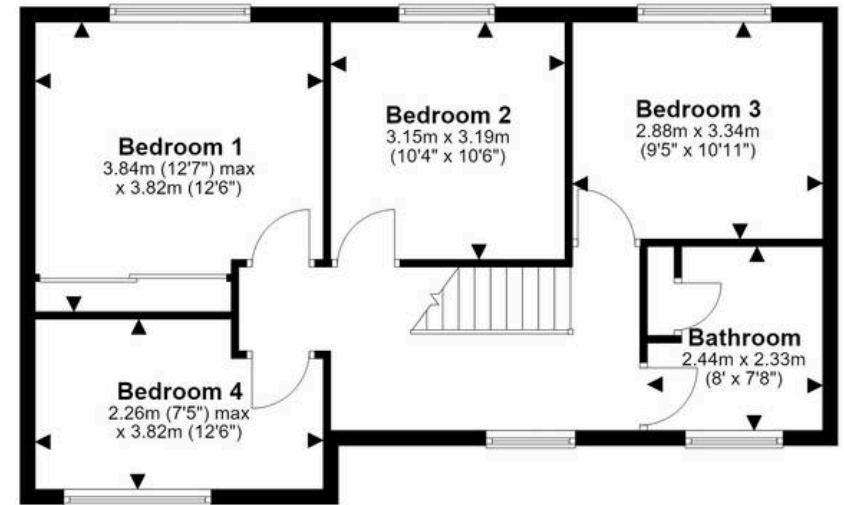
Kingsley village is a thriving rural community. There is a village store/Post Office, dispensing chemists, two popular primary schools, village pub, three churches and an active community centre. The village is surrounded by open countryside with Delamere Forest nearby for walking, cycling and horse riding. Frodsham and Northwich are both within easy reach offering a wide range of shops and services. The road, rail and motorway networks allow access to many parts of the North West with Chester, Warrington, Liverpool and Manchester all within daily travelling distance. Trains run from Runcorn to London Euston with journey times of less than 2 hours. Liverpool John Lennon and Manchester International Airports are both within easy reach.



Ground Floor
Approx. 85.5 sq. metres (919.9 sq. feet)



First Floor
Approx. 59.9 sq. metres (644.4 sq. feet)



Garden Room
Approx. 11.5 sq. metres (124.0 sq. feet)



Total area: approx. 156.9 sq. metres (1688.3 sq. feet)



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