

# CHANGING HOME



**Llys Derwen | Higher Kinnerton | Chester | CH4 9AA**

**£499,995**

A stunning, four bedroom detached bungalow situated in a cul-de-sac within the highly sought-after village of Higher Kinnerton. Incredibly spacious and offering flexible living this property benefits from a stylish newly fitted kitchen, two large reception rooms, four bedrooms, conservatory, garage/workshop and most attractive gardens.

Viewing a must to appreciate this superb property! NO ONWARD CHAIN!



## 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 so is Chester Business Park, Airbus and Broughton Retail Park.

The village has shops, 2 public houses, a superb coffee shop and a highly thought of primary school.

### KITCHEN/BREAKFAST ROOM

14' 10" x 11' 0" (4.52m x 3.35m) Accessed via an Oak front door. A very spacious dual purpose room with partly vaulted and beamed ceiling. There are also some exposed brick walls. A newly fitted, stylish and bright kitchen has an extensive range of fitted floor and wall units together with a Belfast style double sink unit. Timber worktops and partly tiled walls. Induction hob with extractor over. Recessed spotlights and 2 radiators. Exposed and stained floorboards. 2 double glazed windows. An Oak stable type door leads to the rear.

### LIVING ROOM

12' 4" x 15' 7" (3.76m x 4.75m) A beautiful main reception with a vaulted ceiling. With a wood burning stove within a brick fireplace with slate hearth and timber mantle. 2 wall light points. 2 radiators and double glazed French doors onto the rear garden. Wood effect laminate floor and double glazed window.

### DINING ROOM

15' 7" x 12' 9" (4.75m x 3.89m) A large dining room with 2 radiators, coved ceiling and double glazed French doors onto the rear garden. Wood effect laminate floor and recessed spotlights.

### STUDY/BEDROOM 4

10' 8" x 8' 6" (3.25m x 2.59m) With recessed spotlights, radiator and double glazed window.

### CONSERVATORY

9' 11" x 13' 9" (3.02m x 4.19m) With a timber floor, glass roof and UPVC double glazed windows and door.

### UTILITY ROOM

6' 3" x 4' 9" (1.91m x 1.45m) With space for a washing machine, tumble dryer and dishwasher. Two storage cupboards. Wood effect laminate floor and frosted double glazed window.

### INNER PORCH

A small inner porch with double fitted mirrored wardrobes, recessed spotlight, double glazed window and wood effect laminate floor.

### CLOAKROOM

With a white suite of a WC and wash hand basin. Oak floor. Radiator, partly tiled walls and partly timber clad walls. Frosted double glazed window.



### LOBBY

With recessed spotlights, radiator, wood effect laminate floor and 2 double glazed windows.

### BEDROOM 3

9' 9" x 8' 4" (2.97m x 2.54m) Currently used as an office and with a double glazed window with fitted shutters. Radiator and loft access.

### INNER HALLWAY

With wood block floor, recessed spotlights and loft access. airing cupboard and Worcester combi boiler.

### BEDROOM 1

19' 6" x 11' 6" (5.94m x 3.51m) With wood block floor. Partly vaulted and beamed ceiling. 2 radiators, recessed spotlights and 4 wall light points. Large walk in wardrobe with recessed spotlights. 2 double glazed windows with fitted shutters. Double glazed French doors onto the rear garden.

### BEDROOM 2

8' 6" x 8' 7" (2.59m x 2.62m) With radiator, double glazed window and coved ceiling.

### BATHROOM

12' 9" x 7' 11" (3.89m x 2.41m) With a superb suite in white of a bidet, WC, wash hand basin and bath. Large walk in shower. Tiled floor. 2 frosted windows, radiator and extractor fan.

### GARAGE AND WORKSHOP

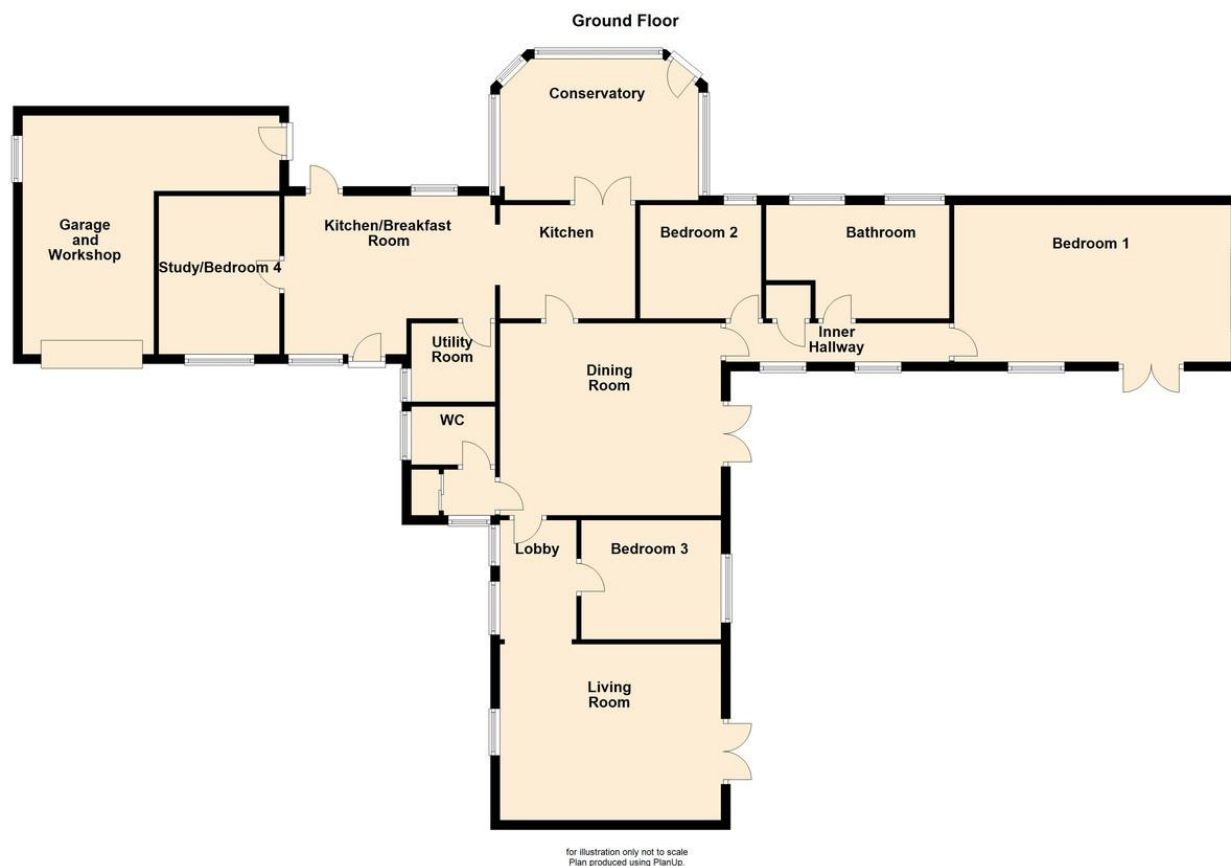
With up and over door, window and door to the rear garden. The garage has fitted units, power and light. Also a drop down ladder allows access to a boarded loft area which is ideal for storage.

### GARDEN

The property is slightly elevated and approached via a tarmac drive leading to the garage. At the front is a lawned garden with two mature cherry blossom trees, raised flower bed and shrubs border. Outside water tap, outside light and sensor light. There is also a wide pathway with brick steps leading to a raised block paved patio with wooden retaining walls.

To the rear the garden is attractively landscaped in a cottage style garden with two neat lawns, deep well stocked mature borders, 3 flagged patios and stone set pathways enclosed by wooden fencing and established hedging. Three outside lantern style lights and two external single power points.





## Tenure

Freehold

## Council Tax Band

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## 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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