



Sandy Lane, Chester

**OFFERS OVER
£700,000**

PROPERTY FEATURES

Detached bungalow in desirable
Higher Kinnerton
Impressively designed, extended &
styled
Wrap around gardens & swimming



home
SALE *home*
LET
PROPERTY NEGOTIATORS



A beautifully unique bungalow like no other combining traditional and contemporary features effortlessly well. Words simply do not do this wonderful home justice! Just take a look at the photos and video walk through to see for yourself!

An impressive detached bungalow with an idyllic private position with surroundings of open fields and countryside. This wonderful family home has been extended and improved throughout the years to provide a versatile home which has a rural feel whilst being accessible to the village of Higher Kinnerton and a short drive to Chester City Centre. The property is situated on an exceptional size plot with a wrap around garden providing complete privacy. Features: Entrance hall, living room, dining room, mezzanine with balcony over looking the garden and swimming pool, L shaped kitchen, snug area and utility. There are five bedrooms, two with ensuite bathrooms with the Master ensuite being a quite simply stunning and spacious area of indulgence as well as a family bathroom. The property is accessed via gates and opens onto the gravelled driveway which has space for many vehicles. Double detached garage with two further storage rooms. The private southerly facing garden is beautifully stocked with mature plants, trees and shrubs with a combination of laid to lawn and patio areas directly from the house and surrounding the swimming pool, with several seating areas all with stunning vista's.





ENTRANCE HALL

DOWNSTAIRS CLOAK

6' x 4' 4" (1.83m x 1.32m)

KITCHEN/LIVING ROOM

24' 4" x 20' 1" (7.42m x 6.12m)

UTILITY ROOM

11' 3" x 6' 2" (3.43m x 1.88m)

LIVING ROOM

18' 9" x 14' 5" (5.72m x 4.39m)

MEZZANINE

11' 6" x 10' 10" (3.51m x 3.3m)

DINING ROOM

10' 9" x 9' 4" (3.28m x 2.84m)

MASTER BEDROOM

16' 7" x 9' 8" (5.05m x 2.95m)

ENSUITE

12' 10" x 12' 10" (3.91m x 3.91m)

BEDROOM TWO

10' x 9' 1" (3.05m x 2.77m)

ENSUITE

9' 9" x 6' 4" (2.97m x 1.93m)

BEDROOM THREE

12' 9" x 11' 9" (3.89m x 3.58m)

BEDROOM FOUR

11' 5" x 10' 5" (3.48m x 3.18m)

BEDROOM FIVE

10' 5" x 8' 2" (3.18m x 2.49m)

FAMILY BATHROOM

9' 1" x 6' 9" (2.77m x 2.06m)

PARTICULARS

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

SERVICES

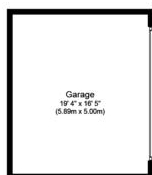
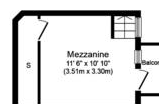
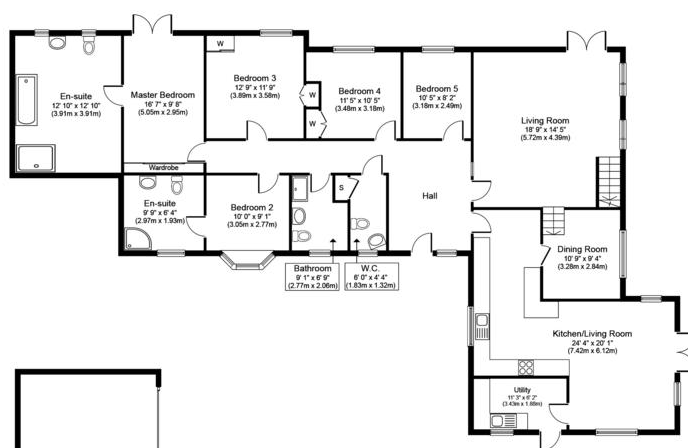
We have not tested appliances, central heating system or services, as we are not qualified to do so. Purchasers are therefore advised to undertake their own independent tests should they consider necessary before finalising their offer to purchase.

Tenure: Freehold

Local Authority: Flintshire County Council

Council Tax: Band G

Viewings: By appointment only



Approximate Floor Area
2,196 sq. ft.
(204.0 sq. m.)

Mezzanine
Approximate Floor Area
151 sq. ft.
(14.0 sq. m.)

Garage
Approximate Floor Area
312 sq. ft.
(29.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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