

Cavendish

RESIDENTIAL

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Cannon Way

Higher Kinnerton,
Chester, CH4 9PG

£305,000

ANOTHER ONE SOLD! THINKING OF SELLING? CALL YOUR LOCAL AGENT WITH 25 YEARS EXPERIENCE

Situated in an established cul de sac in the popular village of Higher Kinnerton, some 6 miles from Chester and within easy reach of the A55, a four bedroom detached home with integral garage. The property is ideally suited for a family and benefits from particularly attractive lawned rear gardens and a conservatory opening onto the patio. The ground floor accommodation comprises entrance hall with staircase off, lounge with bay window and double doors to the dining room which leads to the conservatory, The kitchen is well fitted and has integrated appliances, utility area off and a rear hallway with cloakroom/WC off and useful storage cupboard, provides access to the integral garage. On the first floor the landing area leads to four bedrooms to include a master with en-suite shower room, and a family bathroom. Outside there is a double width driveway with lawned garden to

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Cannon Way, Higher Kinnerton, Chester, CH4 9PG

LOCATION

The property forms part of a small development built in the early 1990s off Main Road in the popular village of Higher Kinnerton. Higher Kinnerton is located on the Welsh/Cheshire border. Chester city centre is easily accessible by car, together with the Chester Business Park and the A55 North Wales Expressway allowing daily commuting to the various commercial and industrial centres of the region. The village centre provides day to day shopping facilities, pubs, a primary school and a convenient store. Buses run into Chester at regular intervals and the A55 North Wales Expressway is within a few minutes' drive. The Broughton Retail Park with its Tesco Superstore, a range of high street shopping outlets and a newly opened cinema complex is approximately two miles away.

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

DEEP CANOPY PORCH

With porch light and composite front door with leaded glass pane and adjacent panel to the side leading to:

RECEPTION HALL

With laminate flooring and radiator in display cabinet.

LOUNGE

5.46m x 3.56m (17'11" x 11'8")

With oak effect laminate flooring and a feature fireplace in limestone with Victorian style coal effect gas fire fitted, coved ceiling, UPVC double glazed curved bay window with deep sill to the front elevation, dado rail, wall light points and radiator. Double part glazed doors to the Dining Room.



DINING ROOM

2.44m x 2.39m (8'0" x 7'10")

With effect laminate flooring, coved ceiling, radiator and double glazed sliding patio doors to the Conservatory.



CONSERVATORY

2.77m (max) x 2.67m (9'1" (max) x 8'9")

A UPVC double glazed Conservatory beneath a polycarbonate type roof with double glazed doors to the side and highly polished tiled floor in grey.



KITCHEN

2.97m x 2.54m (9'9" x 8'4")

Fitted with an extensive range of grey fronted units comprising base and wall cupboards, 1½ bowl stainless steel sink unit and granite effect work tops. Range of built-in appliances comprising a Bosch double oven, four-ring gas hob with chimney style extractor hood above and integrated fridge freezer. Part tiled walls and highly polished tiled floor, UPVC double glazed window to the rear with wooden sill. Part glazed door leading to the Inner Hall and arch to the Utility Room.



UTILITY ROOM

2.16m x 1.42m (7'1" x 4'8")

Fitted with base and wall units to match those in the kitchen including glazed wall cupboards, granite effect work top and circular stainless steel sink unit with mixer tap. UPVC and double glazed door to outside.



INNER HALL

With polished tiled floor, coved ceiling having feature overhead sensor lighting. Doors to the Garage and the Cloakroom/WC.

CLOAKROOM/WC

1.42m x 1.19m (4'8" x 3'11")

Fitted with a combination unit comprising WC with concealed cistern and semi-recessed wash basin with white vanity cupboard beneath and beech vanity surface above. UPVC double glazed window to the side with natural sill, radiator and continuation of the tiled flooring.



FIRST FLOOR LANDING

Stairs from the hallway lead to the first floor landing with white spindle balustrade and oak handrail. Access to the partially boarded loft space via a loft ladder. Large shelved airing cupboard with pre-lagged cylinder tank.

MASTER BEDROOM

3.58m x 3.56m (11'9" x 11'8")

Fitted with light wood effect wardrobes to the extent of one wall and matching bedside cabinet and cupboard with built-in storage above. Oak effect laminate flooring, UPVC double glazed window to the front and radiator.



EN SUITE

1.98m x 1.47m (6'6" x 4'10")

Fitted with a combination unit comprising WC with concealed cistern and semi-recessed wash basin with white vanity cupboard beneath and corner shower enclosure. Wood panelled ceiling to part with ceiling spotlights. Fully tiled walls and tiled floor. Chrome ladder style radiator, extractor fan and UPVC double glazed window to the front.



BEDROOM TWO

4.11m x 2.51m including wardrobes (13'6" x 8'3" including wardrobes)

With built-in wardrobes with white double doors, part wood panelled ceiling to the front, radiator and UPVC double glazed window to the front elevation.

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BEDROOM THREE
3.56m x 2.49m (11'8" x 8'2")
UPVC double glazed window to the rear and radiator.



BEDROOM FOUR
3.38m max (2.62m min) x 2.62m max (1.60m min) (11'1" max (8'7" min) x 8'7" max (5'3" min))
Fitted with double wardrobes with white doors, UPVC double glazed window to the rear and radiator.



BATHROOM
1.93m x 1.65m min (6'4" x 5'5" min)
Fitted with a three piece suite comprising bath with wood panelling and Triton shower above with shower screen, contemporary wall hand wash basin and low level WC. Tiled floor, part tiled walls, chrome ladder style radiator, shaver socket and ceiling spotlights and UPVC double glazed window to the rear.



OUTSIDE
The property benefits from a tarmac double width driveway leading to the garage.

GARAGE
5.46m x 2.57m (17'11" x 8'5")
With light and power, up and over door to the front and wall mounted Baxi central heating boiler.

FRONT GARDEN
There is a small lawned area to the side of the driveway and to the right hand side there is an arched pedestrian gate leading to rear garden.

REAR GARDEN
A particularly attractive and well enclosed rear garden comprising lawned area bounded by deep borders having a variety of shrubs and panelled fences to the side and rear. The brick paved patio adjacent to the rear of the house and accessed from the Conservatory and rear entrance door provides a pleasant seating area for outdoor dining and entertaining. To the rear of the garden there is good sized timber built summerhouse and the garden is not overlooked to the rear.



REAR ELEVATION



AGENT'S NOTES

- * Council Tax Band F - Cheshire West and Chester.
- * Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.
- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.

DIRECTIONS

Proceed out of Chester over the Grosvenor Bridge to the Overleigh Roundabout and take the third exit along Lache Lane into open countryside to the roundabout and take the turning right to Kinnerton passing through Gorstella and Lower Kinnerton. On entering the village proceed past the All Saints Church and the Kinnerton convenience store and then take the turning left into Cannon Way and the property will be found after a short distance on the right hand side.

VIEWING

By arrangement with the Agent's Chester Office 01244 404040.

PRIORITY INVESTOR CLUB

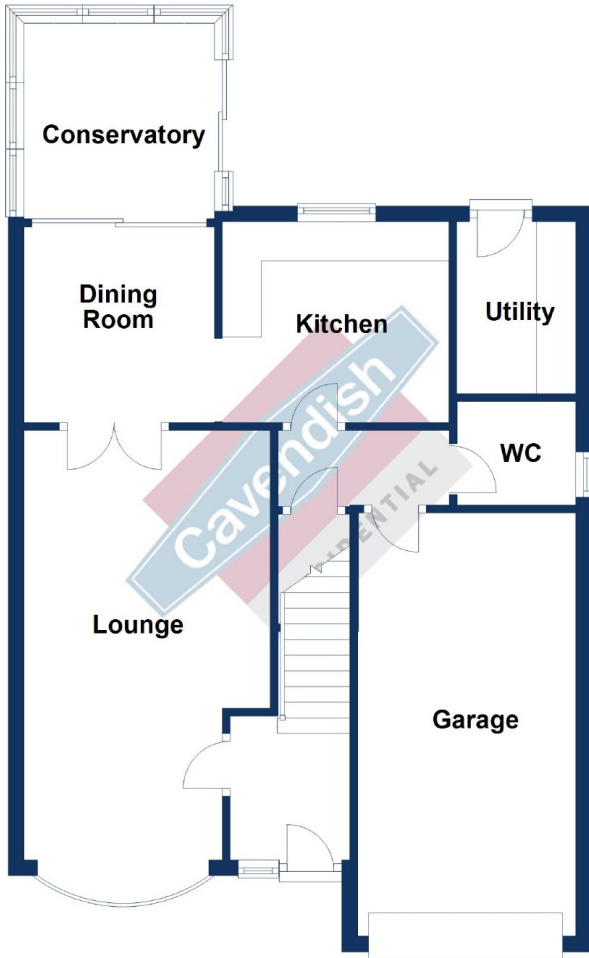
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LOCAL PROPERTY EXPERT

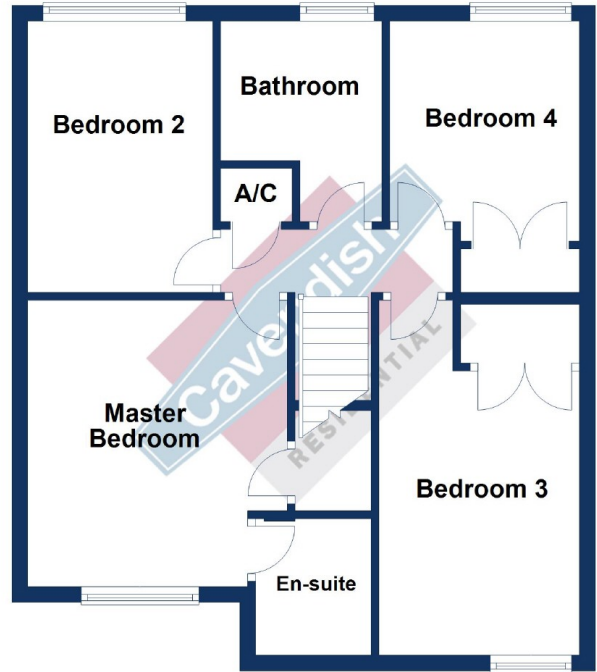


SEW/JOF

Ground Floor



First Floor



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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