



Kirkett Avenue, Higher  
Kinnerton

£240,000







Located in a highly desirable location within the award winning Village of Higher Kinnerton, this deceptively spacious detached Bungalow which benefits from a modern fitted Kitchen, Bathroom with a stylish white suite, Conservatory overlooking the rear Garden, spacious over 25ft wide Living/Dining Room, the Kitchen is well appointed with white high gloss finished units with integrated appliances, 3 Bedrooms consisting of 2 doubles and a single. There is extensive parking leading to a carport & single Garage, with a lawned front Garden and a well enclosed and private rear Garden. The bungalow has gas fired central heating via a combi boiler with Upvc double glazed windows and has no ongoing chain.

#### ENTRANCE PORCH

UPVC double glazed entrance door.

#### ENTRANCE HALL

Airing cupboard housing an "Alpha" combination boiler, loft access with a pull down ladder.

#### LOUNGE/DINING ROOM

25' 2 max" x 11' 8 reducing to 7' 10"" (7.67m x 3.56m)

With a coal effect living flame gas fire with marbled surround and base, UPVC double glazed patio doors through to;







### CONSERVATORY

9' 5" x 8' 3" (2.87m x 2.51m) With brick base, power, UPVC double doors onto the Garden.

### KITCHEN

9' 7 to units" x 8' 6" (2.92m x 2.59m) With a fitted range of white high gloss wall, floor & drawer units, integrated washing machine, integrated fridge/freezer, stainless steel edged combination microwave, integrated electric oven, electric hob with stainless steel and glass extractor over, 1½ stainless steel sink and drainer, UPVC double glazed door to the side.

### BEDROOM ONE

11' 10" x 9' 1 to wardrobe" (3.61m x 2.77m) Full width fitted wardrobes with sliding doors.

### BEDROOM TWO

11' 10" x 9' 11" (3.61m x 3.02m)

### BEDROOM THREE

8' 3" x 7' 8" (2.51m x 2.34m) Two double wardrobes with overhead storage.

### BATHROOM

7' 5" x 5' 4" (2.26m x 1.63m) With a modern and stylishly appointed 3 piece white suite, chrome heated towel rail, ceramic tiled flooring.

### OUTSIDE

The property is approached by a long tarmac driveway with a lawned front garden with pedestrian path to the side, Car Port which continues to the Single Garage. The rear Garden is well enclosed, private with a paved area, lawn with stocked borders.

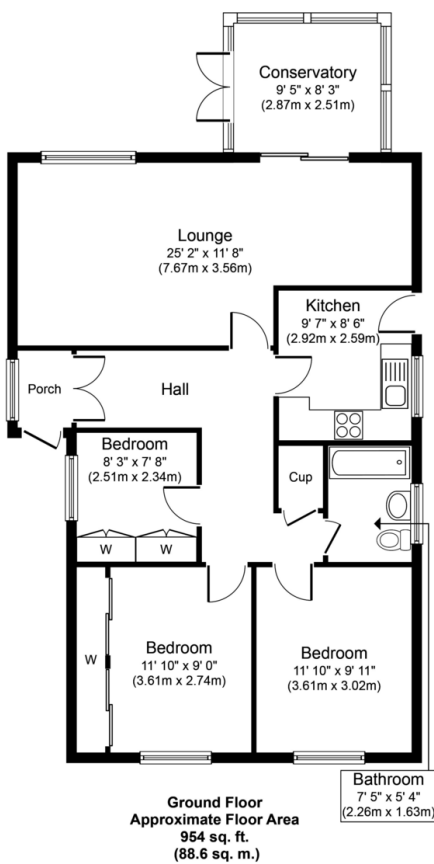
### VIEWING

Strictly By Appointment With Homesale on 01244 313900.

### TENURE

The property is understood to be Freehold.

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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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