



6

Chester | | CH4 9GD

Offers In Excess Of £550,000

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Situated within a quiet cul-de-sac in the highly sought-after village of Higher Kinnerton, this immaculately presented four double bedroom detached family home offers spacious and well-appointed accommodation. In brief, the property comprises a welcoming entrance hallway, living room, separate sitting room/study and an impressive open plan kitchen/dining area, perfect for everyday living and entertaining. There is also a separate utility room, downstairs WC and useful storage cupboard. To the first floor, the landing leads to four generous double bedrooms, all benefitting from built-in storage, along with a modern family bathroom and an en-suite shower room to the principal bedroom. Externally, the property continues to impress with a detached garage and a versatile garden room with power and lighting, ideal for use as a home office, gym or additional living space. To the front and side there is a driveway providing off-road parking for up to five vehicles. The rear garden has been thoughtfully landscaped to include paved patio areas, lawned sections, decking and a variety of established shrubs, flowers and trees, creating an attractive and private outdoor space. The property also benefits from solar panels with battery storage, helping to improve energy efficiency and reduce running costs. Cae Babilon is ideally positioned within Higher Kinnerton, a popular and well-connected village offering a range of local amenities including a well-regarded primary school, shops, cafés and eateries. The property falls within the catchment area for the highly sought-after Castell Alun High School. The village enjoys a semi-rural feel with a number of scenic countryside walks nearby, while excellent transport links via the A55 and A483 provide convenient access to Chester, Wrexham and the wider North West, making it ideal for commuters.

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- SPACIOUS LIVING ROOM AND SEPARATE SITTING ROOM/STUDY
- SEPARATE UTILITY ROOM
- DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- PRINCIPAL BEDROOM WITH EN-SUITE
- MODERN FOUR PIECE BATHROOM
- DETACHED GARAGE AND DRIVEWAY
- GARDEN ROOM AND LANDSCAPED GARDENS TO THE REAR
- HIGHLY SOUGHT AFTER VILLAGE LOCATION OF HIGHER KINNERTON



Entrance Hall

Composite door leads into entrance hall with Amtico flooring, two ceiling light points, radiator, doors to living room, kitchen/dining, office and downstairs WC. Carpeted stairs to first floor.

Living Room

UPVC double glazed bay window to the front with shutter blinds. Carpeted flooring, ceiling light point and radiator.

Office/Sitting Room

UPVC double glazed window to the front with shutter blinds. Carpeted flooring, ceiling light point and radiator.

Open Plan Kitchen/Dining Area

Modern kitchen/dining area with the kitchen housing a range of wall, drawer and base units with granite work surface over, incorporating an inset stainless steel sink unit with mixer tap over, quartz drainer and sill. Integrated appliances include fridge-freezer, dishwasher, double eye-level oven and grill, six ring gas hob and extractor hood over. Space for dining table, recessed LED, ceiling light point, radiator, kickboard heater, Amtico flooring, uPVC double glazed window to the rear and uPVC double glazed French doors to rear garden.

Utility

Housing a range of wall and base units with work surface over. Space and plumbing for washing machine and tumble dryer. Stainless steel sink unit with mixer tap over. Cupboard housing boiler, extractor, radiator, ceiling light point, Amtico flooring and composite door to rear garden.

Downstairs WC

Spacious two piece suite with low-level WC, wash hand basin, Amtico flooring, radiator, ceiling light

point, uPVC double glazed frosted window to side and door to spacious under-stairs storage cupboard with power and lighting.

Landing Area

Spacious landing area with uPVC double glazed frosted window to the side, airing cupboard, access to loft, carpet flooring, ceiling light point, radiator, doors to four double bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front with shutter blinds. Built in storage with shelving and rail. Carpet flooring, ceiling light point and radiator. Door into en-suite.

En-suite

Modern three piece shower room comprising low-level WC, pedestal wash hand basin and double walk in, dual hose waterfall mains shower. Black finishings, heated towel rail, partly tiled walls, shave point, extractor, ceiling light point, Amtico flooring and uPVC double glazed frosted window to the side.

Bedroom Two

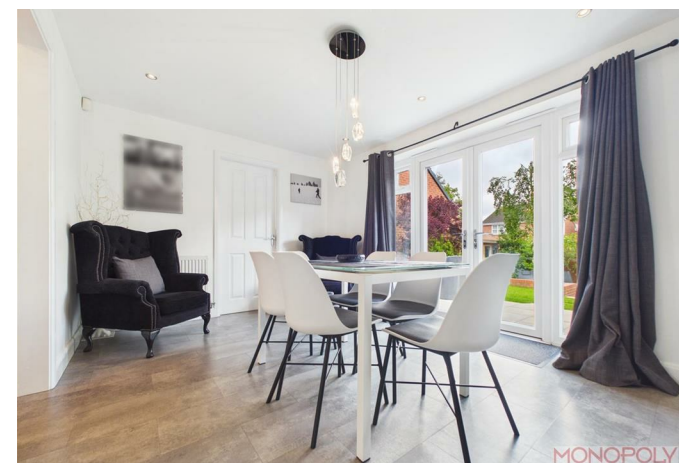
UPVC double glazed window to the rear. Built in storage with shelving and rail. Carpet flooring, ceiling light point and radiator.

Bedroom Three

UPVC double glazed window to the front. Built in storage with shelving and rail. Carpet flooring, ceiling light point and radiator.

Bedroom Four

UPVC double glazed window to the rear. Built in storage with shelving and rail. Carpet flooring, ceiling light point and radiator.





Bathroom

Modern four-piece bathroom suite comprising low-level WC, pedestal wash hand basin, enclosed shower cubical and panelled bath. Black finishings, Amtico flooring, heated towel rail, ceiling light point and uPVC double glazed frosted window to the rear.

Garden Room

Detached from the property with uPVC double glazed French doors and windows. Built in office desk, power, recessed LED lighting, electric heater set on a slate hearth and wooden laminate flooring.

Garage

Detached from the home with up and over door, power and lighting.

Outside

The the front there is a spacious driveway with space for around five vehicles. There is access either side of the home via timber gates. The rear garden area has been thoughtfull landscaped and comprises of a paved patio seating area, decorative slate chippings and lawned garden area. Steps lead down to a further decked seating area and access to the garden room. To the borders there is an array of established shrubberies, flowers and trees. The borders are fence panels adding to the security and privacy of the rear garden. Additionally there is an outside tap and lighting.

Additional Information

The owners have lived in the home since being built in 2014 and have maintained and improved during that time. There are solar panels owned by the property with batteries which has been regularly serviced. The boiler has been serviced annually and is located in the utility room. There are expired plans drawn up for an extension to the rear of the home. The home is Leasehold, please contact agent for further information.

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on

information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.









MONEY LAUNDERING REGULATIONS 2003

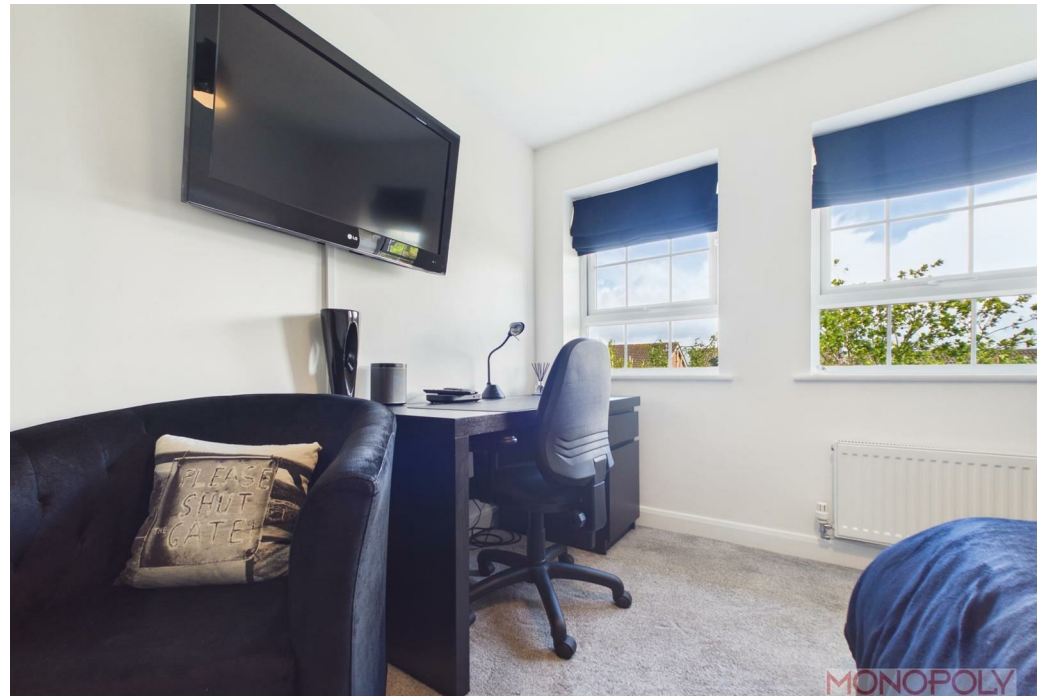
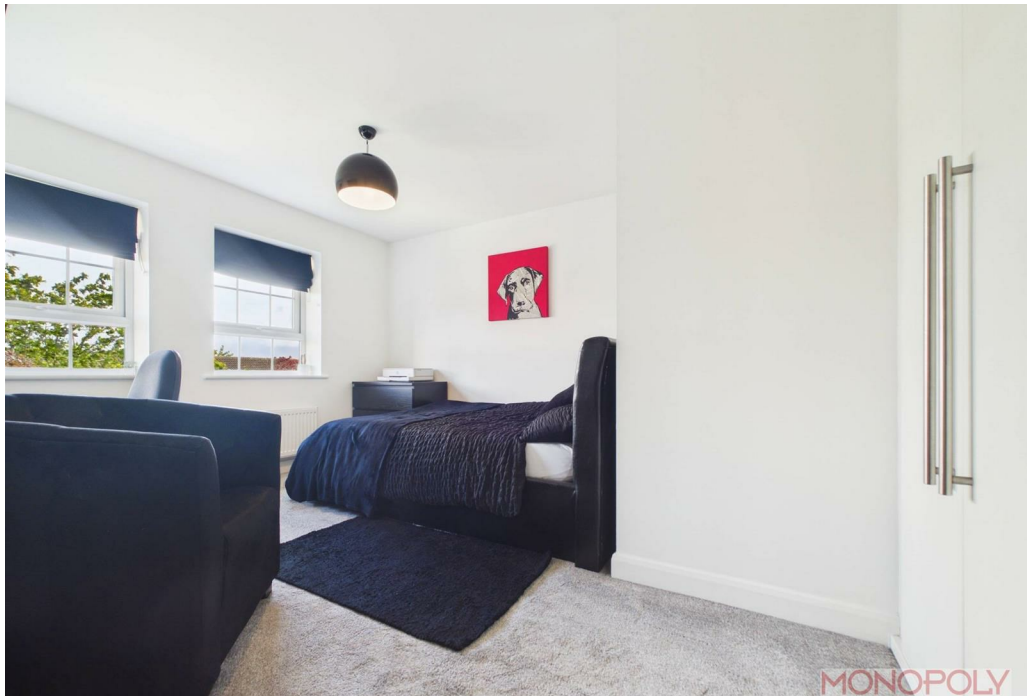
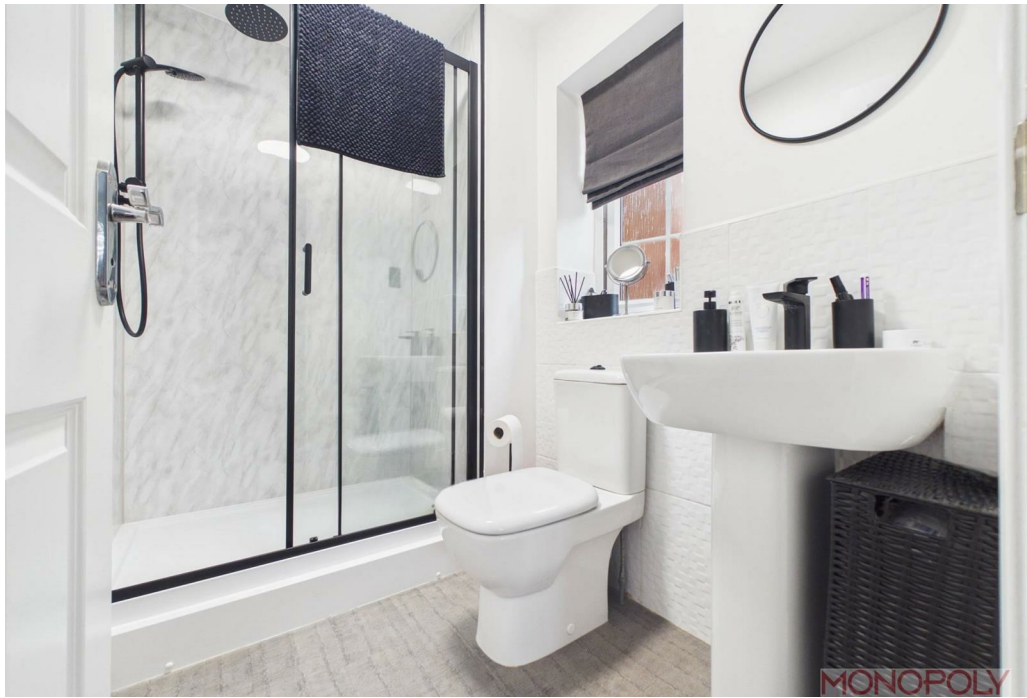
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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|------------------------------------------------------------------|-------------------------|--------|-------------------------------------------------------------------------------------|-------------------------|--------|
| Current | Future | Future | Current | Future | Future |
| Very energy efficient - lower running costs (92-100) A | | | Very environmentally friendly - lower CO ₂ emissions (82-91) A | | |
| (81-91) B | | | (71-81) B | | |
| (69-80) C | | | (59-70) C | | |
| (55-68) D | | | (45-58) D | | |
| (39-54) E | | | (31-44) E | | |
| (21-38) F | | | (13-30) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/29/EC | |















Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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