



Foxes Walk, Higher Kinnerton, CH4

£390,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 5

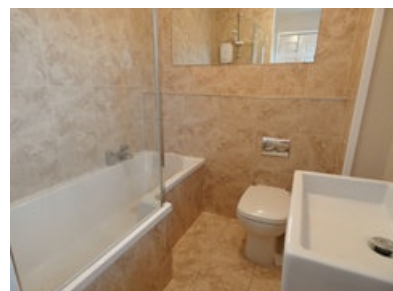
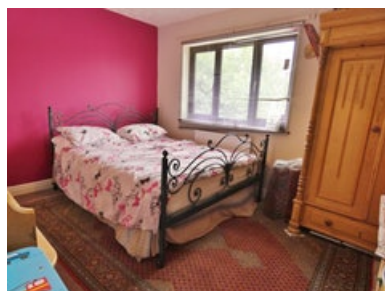
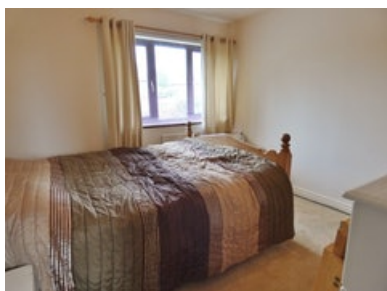
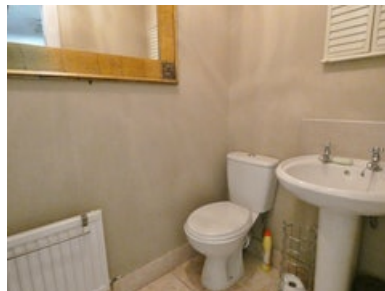
Do not miss! Large and spacious home with a double garage! This is a lovely family home in a great location and needs to be viewed to be fully appreciated, contact HouseSimple today on 0333 103 8390 to arrange your viewing before it is too late!

Key features:

- Four/Five Bedroom Detached
- Lounge With Open Plan Dining Room
- Bedroom Five/Study
- Modern Kitchen
- Utility Room
- Village Location
- Double Garage
- En-Suite To Master Bedroom
- Front & Rear Gardens
- Lovely Family Home

Extra info:

- **Property Age:** 31 years
- **Council Tax:** Band G (£2467.20 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



An attractive four/five bedroomed detached house forming part of a sought after development within the popular village of Higher Kinnerton. The family sized accommodation briefly comprises: entrance hall, cloakroom/WC, living room with open plan dining room, study/bedroom 5, modern fitted kitchen, utility room, landing, principal bedroom with built-in wardrobes and en-suite shower room, three further bedrooms and family bathroom. The property benefits from double glazed windows and has gas fired central heating.

Externally there is an open plan garden to the front with a well stocked border and double width tarmacadam driveway which leads to a double garage with twin up and over doors. To the side and rear there is a generous sized garden laid mainly to lawn with a flagged patio area, deep well stocked borders. The garden is fully enclosed and enjoys sunny aspects. If you are looking for a family home in a village location, then we would strongly recommend you to view.

The village of 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, restaurants and a primary school. 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 and range of High Street shopping outlets is approximately 2 miles away.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

2, Foxes Walk, Higher Kinnerton, CHESTER, CH4 9PB

Dwelling type: Detached house	Reference number: 0790-2816-6424-9428-4091
Date of assessment: 26 February 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 27 February 2018	Total floor area: 129 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:
£ 2,415

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 243 over 3 years	Not applicable
Heating	£ 1,884 over 3 years	£ 1,884 over 3 years	
Hot Water	£ 288 over 3 years	£ 288 over 3 years	
Totals	£ 2,415	£ 2,415	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
74	82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

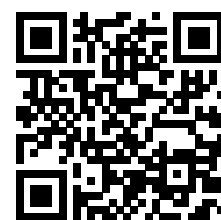
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 840

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code