



Stainland Road, Holywell Green, HX4 9FN
£295,000

E&H Edkins Holmes
ESTATE AGENTS

Occupying a prime position within this sought-after development, 14 Burrwood Court offers stylish and spacious living across two floors, with the added luxury of both a private roof terrace and a balcony, capturing far-reaching rural views over Holywell Green and beyond.

This impressive two-bedroom penthouse apartment is thoughtfully designed to provide both comfort and privacy. Each of the two generous double bedrooms benefits from its own en-suite bathroom, while an additional cloakroom/WC is ideal for guests.

At the heart of the home is a welcoming reception space leading to a beautifully finished solid oak kitchen, designed with quality fittings and a timeless feel. The sense of space continues outdoors with the rare advantage of both a balcony and a superb roof terrace, perfect for entertaining or simply enjoying the countryside outlook.

Finished to a high standard throughout, this unique home combines modern convenience with a sense of tranquillity, making it ideal for professionals, downsizers, or anyone seeking a special place to call home.



Communal Entrance

Secure intercom access to both stairs and lift.

Entrance Hall

Video intercom handset. Utility cupboard with plumbing for washing machine. Ceiling spotlights. Radiator.

Cloakroom

Modern wash hand basin and WC. Partially tiled walls. Chrome towel radiator. Ceiling spotlights.

Lounge/Dining Room 5.803 x 4.856

TV and Sky point. Telephone point. Surround sound ceiling speakers. Ceiling spotlights. Two radiators. Three sets of French doors.

Balcony 13'1" x 10'4" (4.01 x 3.15)

Kitchen 10'0" x 9'11" (3.051 x 3.023)

High quality fitted solid oak kitchen with a range of wall and base units with under unit lighting. Tiled spalshback. Electric oven. Five ring gas hob with glass cooker hood over. One and half bowl sink with drainer. Integrated fridge, freezer, dishwasher and washer/dryer. Cupboard housing boiler. Ceiling spotlights. Double glazed window.

Bedroom Two 14'11" x 12'3" (4.555 x 3.734)

TV point. Ceiling spotlights. Radiator. Double glazed window. French doors.

En-Suite

Modern three piece suite comprising double walk in shower, wash hand basin and low flush WC. Partially tiled walls. Extractor fan. Ceiling spotlights. Radiator.

Landing/Sun Room 23'3" x 6'8" (7.111 x 2.034)

A pleasant area to have seating or home office. Radiator. Floor to ceiling windows with patio door leading to the roof terrace.

Master Bedroom 19'7" x 15'7" (5.977 x 4.754)

TV and Sky point. Surround sound ceiling speakers. Ceiling spotlights. Radiator. Double glazed window and French doors to roof terrace.

En-Suite

A stylish four piece bathroom suite comprising free standing bath, double wash hand basins, large walk in shower and WC. Ceiling speakers. Ceiling spotlights. Extractor fan. Chrome towel radiator. Double glazed window.

Roof Terrace 22'11" x 11'8" (7.01 x 3.58)

A private, patio roof terrace with far reaching views across the surrounding countryside. Outdoors lighting.

Parking

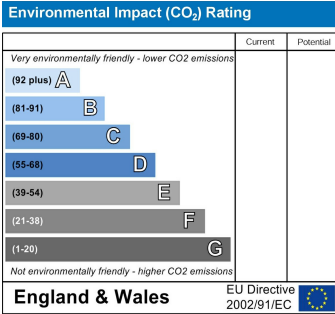
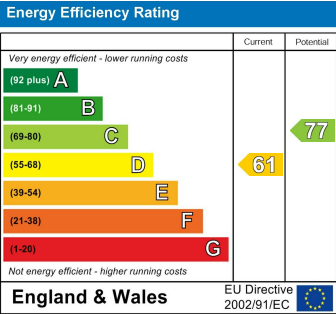
The property benefits from two allocated parking spaces.

Tenure

The property is leasehold with a 999 year lease from 24th June 2009.

Disclaimer

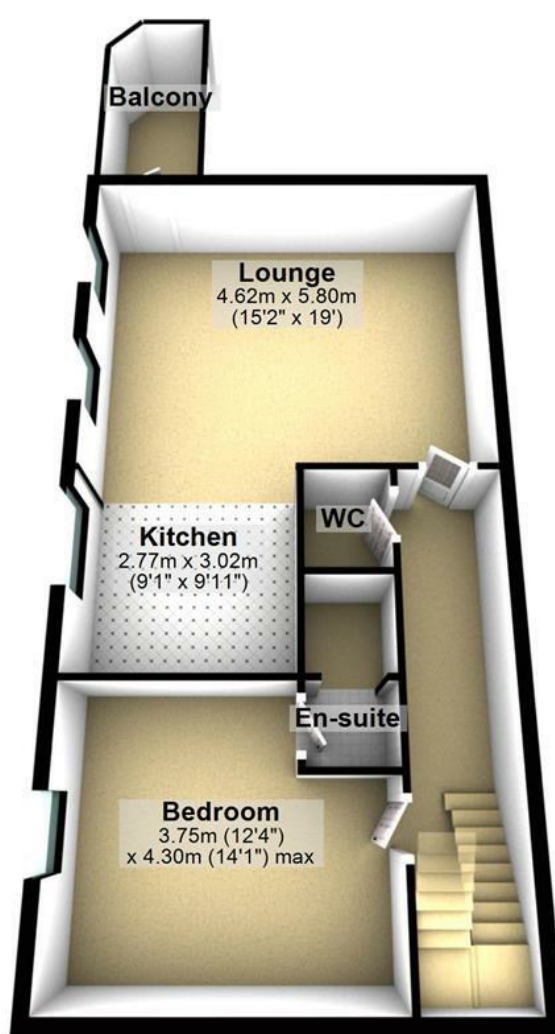
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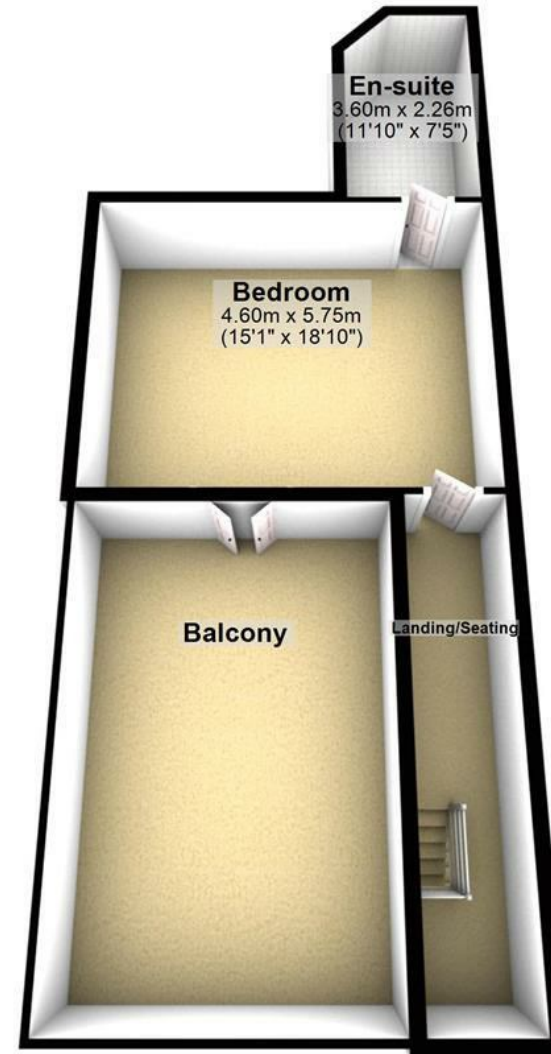




Ground Floor



First Floor



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