



10 CALTHORPE DRIVE, Prestatyn, Denbighshire LL19 9RF

PETER LARGE  
*The Plum Collection*





10 CALTHORPE DRIVE  
PRESTATYN  
DENBIGHSHIRE  
LL19 9RF

This well presented substantial family home offers spacious living accommodation with five bedrooms and the additional benefit of a separate one bedroom annexe.

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## **DESCRIPTION**

This well presented substantial family home is situated in a sought after location within Upper Prestatyn and is in walking distance of all local amenities. The main property offers spacious living accommodation, fitted kitchen, cloakroom, family bathroom, five bedrooms with the master having an ensuite. The property has the additional benefit of a separate one bedroom Annexe with kitchen, living room and bathroom. The rear landscaped enclosed garden is a real feature of the property and must be viewed to be fully appreciated.

The A55 expressway and main town of Prestatyn with its retail park and busy High Street are both accessible. There is also a selection of senior and primary schools within a five mile radius and public schools in Denbigh, Colwyn Bay, Llandudno and Chester. In Prestatyn there is a champion links golf course, main line railway station and stretches of award winning beaches. Chester is approximately 30 miles with Liverpool airport being approximately 50 miles and Manchester airport about 58 miles.

uPVC and double glazed Entrance Door with double glazed windows to side into:-

## **VESTIBULE**

Original timber and glazed door into:-

## **RECPTION HALL**

With dado rail, radiator, power points and picture rail.

## **CLOAKROOM**

Having a Victorian style two piece suite comprising low flush w.c., wall hung wash hand basin, useful under stair storage cupboard and further storage cupboard with shelving and hanging rail with louver fronted doors.

## **SITTING ROOM**

(Currently used as a Dining Room) Having a double glazed bay window to the front elevation, further window to side elevation, feature cast iron fire with tiled inset housing a coal effect living flame gas fire with marble hearth and surround, picture rail, radiator and power points.

## **DINING AREA**

Having a double glazed tilt and slide door giving access to the rear garden, picture rail, power points, cornice ceiling and open archway into:-

## **SPACIOUS LOUNGE**

Having two sets of 'French' doors enjoying an outlook over the rear garden and access to the timber decked balcony, a feature cast iron fireplace housing a living flame conductor gas fire with marble hearth and surround, radiators, dado rail and power points.

## **KITCHEN**

Having a range of cream fronted base cupboards and drawers with worktop surface over, matching wall mounted units with built-in wine rack, free standing cooking range with convector canopy over, an 'American' style fridge, single drainer stainless steel sink with mixer tap over, part tiled walls, tiled floor, power points, tongue and groove clad ceiling with inset spotlighting, uPVC and double glazed door and windows overlook and provide access to the rear garden.

Staircase from the Reception Hall rises up to the First Floor Accommodation and Landing with a feature stain glass window, loft access point, dado rail and power points.

## **MASTER BEDROOM**

Having a double glazed window to the front elevation, radiator, picture rail and power points.

## **ENSUITE**

Having a good size walk-in shower with glass screen, w.c. and wash hand basin set into vanity unit, heated towel rail, obscure glazed window, part tiled walls and complimentary floor tiles.

## **BEDROOM TWO**

With a range of fitted wardrobes with complimentary dressing table and eaves storage cupboards, all with louver fronted doors. Radiator, power points and a double glazed window to the side elevation.

## **BEDROOM THREE**

Having a double glazed window overlooking the landscaped rear garden, picture rail, radiator and power points.

## **BEDROOM FOUR**

Having a range of fitted wardrobes with mirror fronted doors, double glazed window overlooking the rear garden, power points, radiator and picture rail.

## **BEDROOM FIVE**

(Currently used as a Dressing Room) With a range of fitted wardrobes, double glazed window to the side elevation, gas fired boiler serving the domestic hot water and heating system.

## **FAMILY BATHROOM**

Having a three piece suite comprising panelled jacuzzi style bath with shower over and splash screen, low flush w.c., wash hand basin set into vanity unit, chrome heated towel rail, fully tiled walls, complimentary floor tiles and a obscure glazed window.

## **ANNEXE**

Having a obscure glazed Entrance Door and side panel into:-

## **KITCHEN**

Having a range of cream fronted base cupboards and drawers with matching wall units, worktop incorporating breakfast bar, single drainer sink unit, void for under counter fridge, radiator, laminate wood effect flooring, open archway into:-

## **LOUNGE**

Having a continuation of the flooring, wall mounted electric fire, power points and double glazed bay window to the front elevation.

## **BEDROOM**

Having a 'French' door giving access to the rear garden, continuation of the flooring, radiator and power point.

**BATHROOM**

Having a three piece suite in white comprising low flush w.c., panelled bath with shower over and splash screen, wash hand basin set into vanity unit and a chrome heated towel rail.

**OUTSIDE**

The property is approached over a block paved driveway providing off road parking and access to the Annexe, a pathway leads to the main entrance with gravelled garden to front and border containing a variety of trees, shrubs and plants with a timber gate to the side of the property leading to the enclosed rear garden which has been landscaped with various patio areas ideal for alfresco dining, a Summer House with lawn adjoining, feature ornamental pond with foot bridge over to a Garden Store. Bounded by hedging and established trees with some timber fencing.

**SERVICES**

Mains electric, gas, water and drainage are believed available or connected to the property. All services and appliances are not tested by the Selling Agent.

**DIRECTIONS**

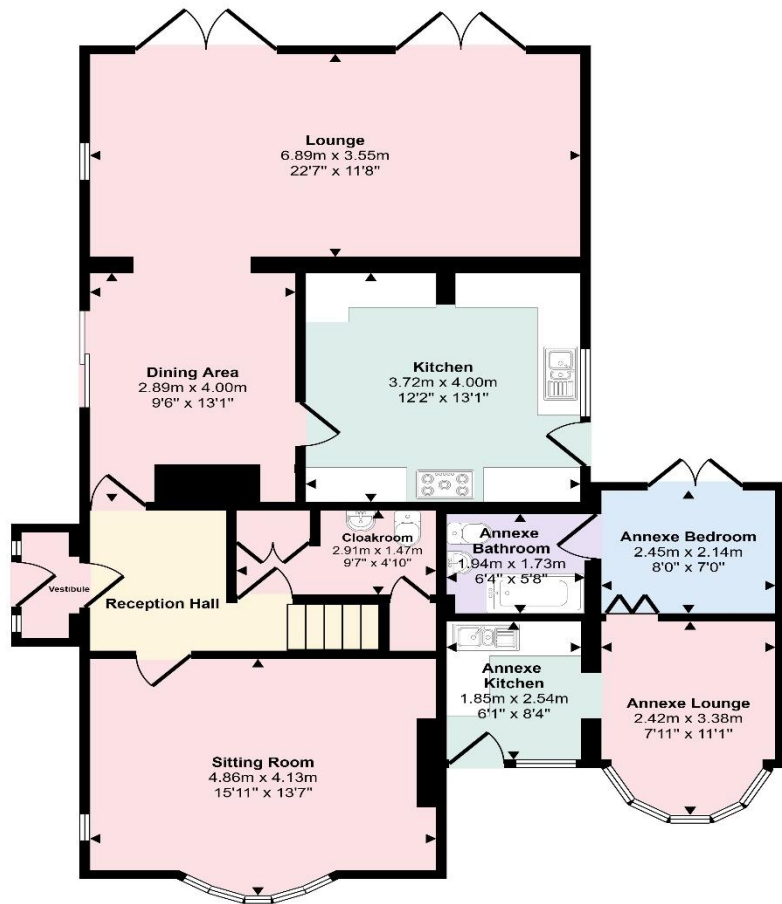
From the Prestatyn office turn left onto Meliden Road, over the mini roundabout taking the third left onto The Avenue, Woodland Park. Take the first right onto Calthorpe Drive and the property will be found on the right hand side by way of a 'For Sale' sign.

**TENURE** - Freehold


**EPC** - D

**COUNCIL TAX** - F Denbighshire County Council.

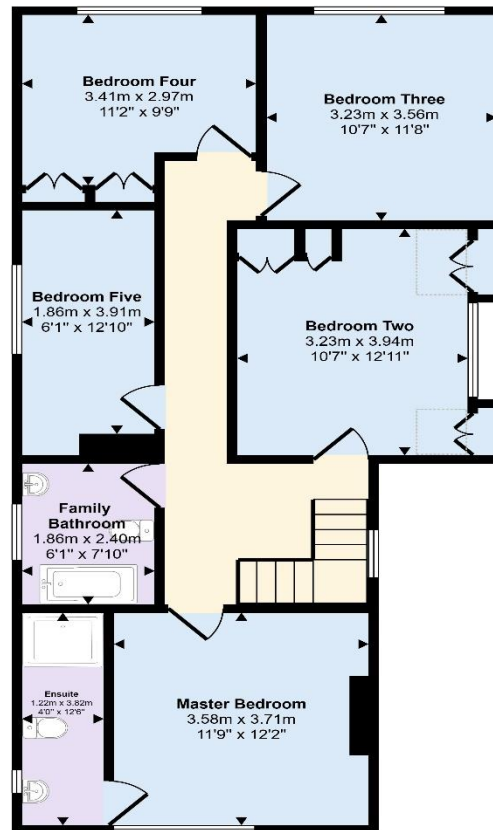
Approx Gross Internal Area  
194 sq m / 2093 sq ft



Ground Floor  
Approx 111 sq m / 1195 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 83 sq m / 897 sq ft



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