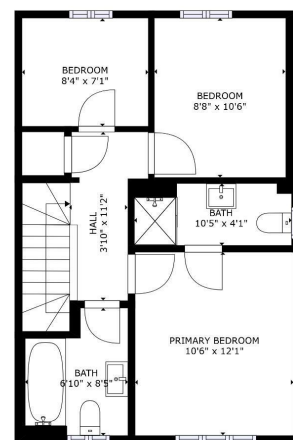




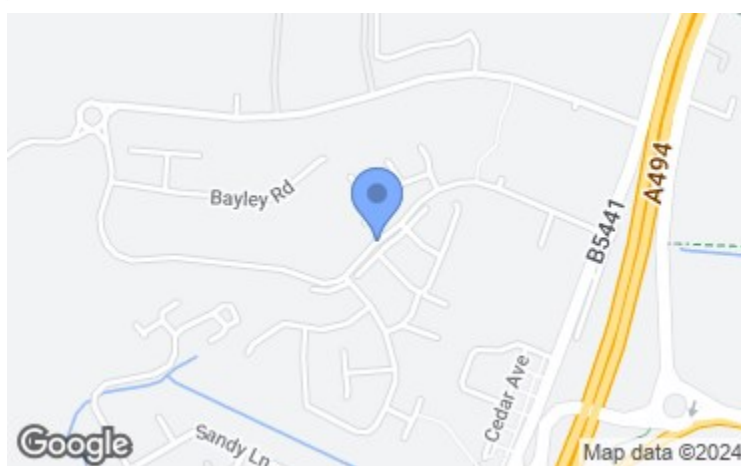
TOTAL: 1154 sq. ft.  
FLOOR 1: 665 sq. ft., FLOOR 2: 489 sq. ft.

Matterport



TOTAL: 1154 sq. ft.  
FLOOR 1: 665 sq. ft., FLOOR 2: 489 sq. ft.

Matterport



Energy Efficiency Rating	
Current	Potential
84	94

Very energy efficient - lower running costs

Very environmentally friendly - lower CO2 emissions

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO2 emissions

Not environmentally friendly - higher CO2 emissions

England & Wales EU Directive 2002/91/EC

**17 Viking Court**  
Sealand, Deeside,  
CH5 2FQ

**£300,000**

\* DETACHED HOUSE FORMING PART OF THE DUTTON FIELDS DEVELOPMENT \* A modern three bedroom detached house forming part of a recently completed development by Countryside Homes on the RAF Sealand's South Camp in Deeside. The accommodation briefly comprises: entrance hall, cloakroom/WC, separate living room with bay window overlooking the front, impressive open-plan dining kitchen and family room with French doors to the garden, landing with cupboard housing the central heating boiler, principal bedroom with en-suite shower room, two further bedrooms and family bathroom. The property benefits from UPVC double glazed windows, gas fired central heating, a fire sprinkler system and burglar alarm. Externally there is a small garden at the front with shrubbery. A tarmac driveway at the side leads to a single brick-built garage with an up and over garage door, power and light. To the rear there is a good sized garden laid mainly to lawn with two flagged patio areas being enclosed by wooden fencing. If you are looking for a modern easy to maintain home then we would strongly urge you to view.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



**LOCATION**

Located within Deeside and close to the English border, Dutton Fields is situated on the former Airfields site, which forms part of a wider regeneration project providing new homes, retail and employment opportunities.

- \* The Wales Coast Path is under 3 miles.
- \* 2.1 miles to Shotton train station.
- \* Nurseries & primary schools are within walking distance.
- \* Close to the picturesque Werpe Park & Ewloe Castle.

**THE ACCOMMODATION COMPRISES:****ENTRANCE HALL**

Composite double glazed entrance door with security peephole and letterbox, ceiling light point, mains connected smoke alarm, single radiator, burglar alarm control panel, laminate wood strip flooring, digital thermostatic heating controls, and turned spindled staircase to the first floor. Doors to the cloakroom/WC, living room and open-plan dining kitchen/family room.

**CLOAKROOM/WC**

1.91m x 0.91m (6'3" x 3')

Well appointed suite comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap and tiled splashback. Single radiator with thermostat, laminate wood effect flooring, ceiling light point, electrical consumer unit, and UPVC double glazed window with obscured glass.

**LIVING ROOM**

4.32m plus bay window x 3.07m (14'2" plus bay window x 10'1")



UPVC double glazed bay window overlooking the front, ceiling light point, double radiator with thermostat, TV aerial point, and telephone point.

**KITCHEN /DINING AREA/FAMILY ROOM**

5.99m max x 5.26m max (19'8" max x 17'3" max)



A large open-plan room incorporating a dining kitchen with utility cupboard and family area.

connected to your smart phone.

- \* There is a CCTV system with four cameras which can be connected to your smart phone.
- \* There is the balance of the NHBC available.
- \* There is a service charge for the development, which we are advised is currently £36 per annum (2024).

**AML****AML - ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PRIORITY INVESTOR CLUB**

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or [david.adams@cavendishrentals.co.uk](mailto:david.adams@cavendishrentals.co.uk)

**VIEWING**

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

**OUTSIDE REAR**



To the rear there is a generous sized garden laid mainly to lawn with two flagged patio areas being enclosed by wooden fencing. Contemporary outside lighting and outside water tap.



**DIRECTIONS**

From the Agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the bridge, past the Greyhound Retail Park and past Rybrook and Lookers Garage. Continue into Sealand and at the roundabout take the second exit signposted Garden City. At the next roundabout take the second exit and after some distance take the turning left into the development. Continue into Dutton Fields and take the first turning left into Hercules Way. At the T junction turn right and follow the road around to the right which leads into Viking Court. At the top of the road turn left and the property will then be found on the left hand side.

**TENURE**

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**COUNCIL TAX**

\* Council Tax Band D - Flintshire County Council.

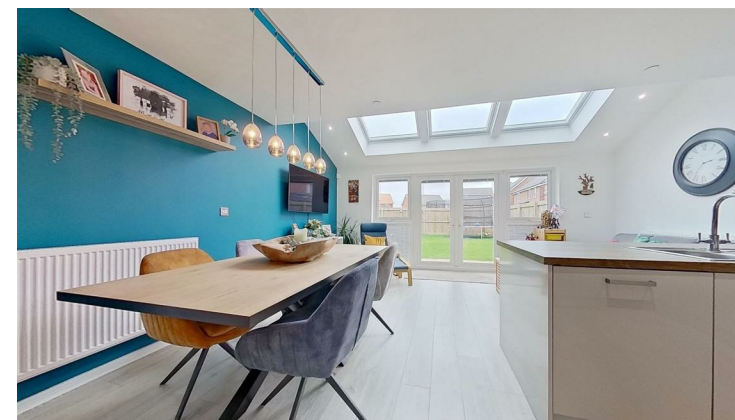
**AGENT'S NOTES**

- \* There is a fire sprinkler system installed.
- \* The property is protected by a burglar alarm which can be

**KITCHEN/DINING AREA**



Fitted with a comprehensive range of high gloss fronted units incorporating drawers, cupboards, a larder cupboard and display shelving with laminated wood effect worktops with matching upstands incorporating a breakfast bar area. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted five-ring AEG gas hob with glass splashback, extractor above and built-in AEG electric double oven and grill. Integrated fridge/freezer and AEG dishwasher. Double radiator with thermostat, laminate wood strip flooring, recessed LED ceiling spotlights, mains connected heat alarm, ample space for dining table and chairs, and double opening doors to the utility cupboard.



**UTILITY CUPBOARD**

1.55m plus understairs recess x 1.19m (5'1" plus understairs recess x 3'11")

Fitted worktop with plumbing and space for washing machine and space for tumble dryer beneath, digital central

heating controls, telephone point, smoke alarm, extractor, and laminate wood effect strip flooring.

**FAMILY AREA**



UPVC double glazed French doors to the rear garden with double glazed windows to each side and fitted blinds, part-vaulted ceiling with three double glazed Velux roof lights and recessed LED ceiling spotlights, laminate wood strip flooring, double radiator with thermostat, telephone point, and TV aerial point.



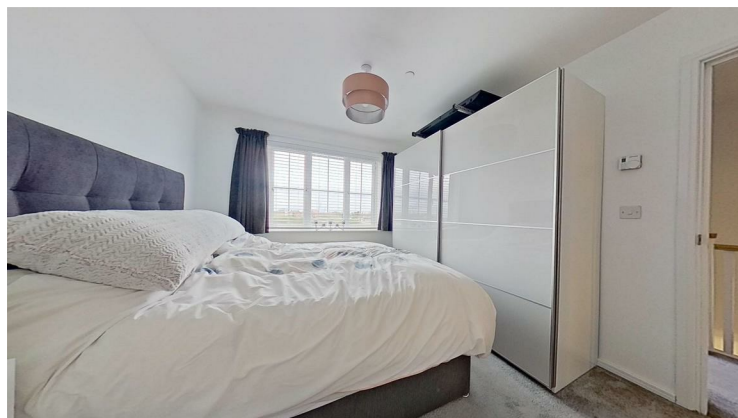


### LANDING

With spindled balustrade and wooden handrail, ceiling light point, mains connected smoke alarm, access to insulated loft space, and built-in cupboard housing a Potterton combination condensing gas fired central heating boiler. Doors to bedroom 1, bedroom 2, bedroom 3 and family bathroom.

### BEDROOM ONE

3.61m x 3.10m (11'10" x 10'2")

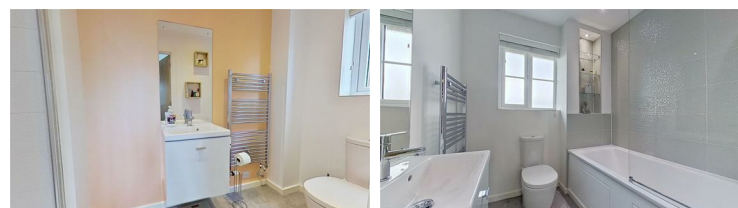


UPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, and digital thermostatic heating controls for the first floor. Door to en-suite shower room.



### EN-SUITE SHOWER ROOM

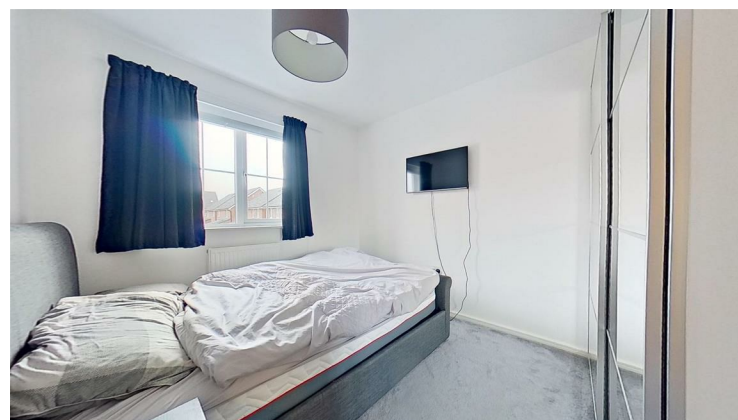
3.07m x 1.24m (10'1" x 4'1")



Spacious shower room with white suite and chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower and glazed door; wall mounted wash hand basin with mixer tap and storage drawer beneath; and fitted wall mirror and low level dual-flush WC. Chrome ladder style towel radiator with thermostat, vinyl flooring, recessed LED ceiling spotlights, and UPVC double glazed window with obscured glass.

### BEDROOM TWO

3.18m x 2.62m (10'5" x 8'7")



UPVC double glazed window overlooking the rear, ceiling

light point, and single radiator with thermostat.

### BEDROOM THREE

2.51m x 2.16m (8'3" x 7'1")



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator with thermostat.

### BATHROOM

2.06m x 1.91m plus door recess (6'9" x 6'3" plus door recess )

Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, wall mounted mixer shower over and glazed shower screen; wall mounted wash hand basin with mixer tap and storage drawer beneath and fitted wall mirror; and low level dual-flush WC. Wall tiling to bath and shower area, recessed display shelving and downlight, chrome ladder style towel radiator with thermostat, vinyl floor covering, recessed LED ceiling spotlights, and UPVC double glazed window with obscured glass.

### OUTSIDE FRONT



The property occupies a pleasant position along a no through road. To the front there is mature shrubbery with a tarmac driveway at the side leading to a single brick built garage. Outside sensor light to front. External gas and electricity meter cupboards to side. A gated pathway between the house and the garage provides access to the rear garden.



### SINGLE GARAGE

5.28m x 2.82m (17'4" x 9'3")

With an up and over garage door, two light points, useful boarded loft area, and double power point.