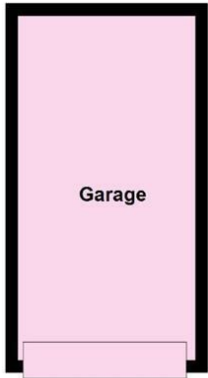
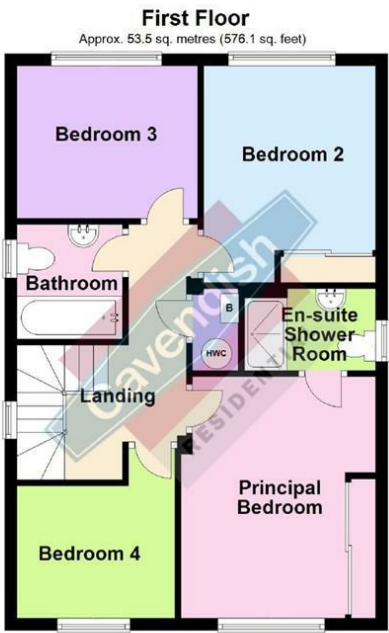


107 Overlea Drive, Hawarden, Flintshire, CH5 3HR



**Ground Floor**  
Approx. 70.0 sq. metres (753.3 sq. feet)



Total area: approx. 123.5 sq. metres (1329.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	87

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	84

**Cavendish**  
ESTATE AGENTS

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**107 Overlea Drive**  
Hawarden, Flintshire  
CH5 3HR

**Asking Price**  
**£375,000**

\* FOUR BEDROOMS \* POPULAR VILLAGE LOCATION. A modern four bedroom detached house forming part of a small development built by Redrow Homes along Overlea Drive in the popular village of Hawarden. The accommodation, which features high ceilings, briefly comprises: reception hall, cloakroom/WC, living room, impressive open-plan dining kitchen with French doors to the rear garden, landing with built-in airing cupboard, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two with fitted wardrobes, bedroom three, bedroom four and family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating with a condensing boiler. Externally there is a lawned garden at the front with shrubbery borders and a tarmac driveway which leads to a single brick built garage. To the rear the garden is of a generous size and is laid mainly to lawn with a flagged patio. If you are looking for a modern detached home in a popular village location 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 Estate Agents Ltd.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**LOCATION**

The historic village of Hawarden is situated some seven miles from Chester and five miles from Mold and is within easy commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorway and the national motorway network. Hawarden provides a post office and a small number of shops serving daily requirements, as well as a dental practice, Hawarden Station, chiropodist, coffee shop, pharmacy and public houses. The Broughton Retail Park, with a range of High Street shops and a recently opened cinema complex is a short drive away. Chester City centre provides extensive shopping facilities, and sports and leisure pursuits are catered for at the nearby Deeside Leisure Centre.

**AGENT'S NOTE**

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

**CANOPY PORCH**

Outside lantern style light and composite double glazed entrance door to the Reception Hall.

**RECEPTION HALL**

Ceiling light point, mains connected smoke alarm, single radiator, thermostatic heating controls for the ground floor and turned spindled staircase to the first floor with built-in under stairs storage cupboard. Doors to the Cloakroom/WC, Living Room and Dining Kitchen.

**REAR GARDEN****VIEW TO REAR****GARAGE**

5.66 x 2.92 (18'7" x 9'7")

Single brick built garage with an up and over garage door, useful roof storage area, light point and power.

**AGENT'S NOTES**

- \* Council Tax Band F - Flintshire County Council.
- \* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.
- \* Services - we understand that mains gas, electricity, water and drainage are connected.
- \* The property is on a water meter.
- \* We are advised that there is a maintenance charge of

approximately £400 per annum.

- \* There is the remainder of the NHBC warranty on the property.
- \* Polished porcelain tiled floor in the Cloakroom/WC and Dining Kitchen.
- \* There is a television aerial point installed in the loft.
- \* There is Fibre Optic broadband connected.
- \* Brushed stainless steel light switches and sockets.

**AML**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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

**DIRECTIONS**

From Hawarden proceed along The Highway and at the War Memorial turn left into Gladstone Way. Follow Gladstone Way and take the third turning left into Fieldside. Then take the turning right into Braeside and at the T-junction turn left into Overlea Drive. Continue up the hill into the development and at the fork bear left and the property will be found shortly after the small green on the left hand side.

**VIEWINGS**

By arrangement with the Agent's Chester Office 01244 404040.

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PS/CC



**BEDROOM FOUR**

2.64 x 2.18 plus door recess (8'8" x 7'2" plus door recess)



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

**BATHROOM**

1.85 x 1.68 (6'1" x 5'6")



Well appointed suite in white with chrome style fittings comprising: panelled bath with mixer tap, wall mounted Aqualisa shower over and glazed shower screen; low level dual-flush WC; and wall mounted wash hand basin with mixer tap. Fully tiled walls, fitted wall mirror, chrome ladder style towel radiator, tiled floor, electric shaver point, recessed LED ceiling spotlights, extractor and UPVC double glazed window with obscured glass.

**OUTSIDE**



The property forms part of a small development by Redrow in Hawarden. To the front there is a lawned garden with shrubbery and a tarmac driveway at the side which provides parking for three cars leading to a detached brick built garage. External gas and electric meter cupboards to side. External sensor spotlight. Outside wall light. To the rear there is a good sized lawned garden with a flagged patio area being enclosed by wooden fencing. The garden enjoys a good degree of privacy.

**REAR ELEVATION**



**LIVING ROOM**

5.26 x 3.45 (17'3" x 11'4")



UPVC double glazed window overlooking the front, double radiator with thermostat, ceiling light point, telephone point, television, FM and satellite aerial points and feature stone fireplace and hearth housing an electric pebbled effect fire.

**DINING KITCHEN**

5.84 x 3.71 plus door recess (19'2" x 12'2" plus door recess)



Fitted with a modern range of contrasting wood effect and cream high gloss fronted units with stainless steel handles and laminated granite effect worktops with matching up-stands. Inset one and a half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring AEG gas hob with glass splash-back and extractor above, built-in AEG electric double oven and grill, integrated fridge/freezer and dishwasher. Built-in utility cupboard with fitted worktop, extractor and plumbing and space for washing machine.



Recessed LED ceiling spotlights, double radiator with thermostat, television aerial point, polished porcelain tiled floor, space for dining table and chairs, and UPVC double glazed French doors with full height windows to each side to the rear garden.



KITCHEN AREA



FIRST FLOOR LANDING

With small spindled balustrade and oak hand rail, ceiling light point, single radiator with thermostat, access to loft space and cupboard housing a Potterton Promax SL condensing gas fired central heating boiler and the pressurised hot water cylinder. Doors to Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four and Bathroom.

BEDROOM ONE

3.89 maximum x 3.12 maximum (12'9" maximum x 10'3" maximum)



UPVC double glazed window overlooking the front, single radiator, thermostatic heating controls for the first floor, ceiling light point, telephone point, television aerial point and built-in wardrobe with three sliding doors (two mirrored) having hanging space and shelving. Door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM

2.13 x 1.45 (7'0" x 4'9")



Well appointed and briefly comprising: tiled shower enclosure with Aqualisa shower, glazed shower screen and sliding glazed door; low level dual-flush WC; and wall mounted wash hand basin with mixer tap and drawer unit beneath. Fully tiled walls, fitted wall mirror, electric shaver point, chrome ladder style towel radiator, tiled floor, recessed LED ceiling spotlights, extractor and UPVC double glazed window with obscured glass.

BEDROOM TWO

3.61 x 2.82 (11'10" x 9'3")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator with thermostat and built-in wardrobe with two sliding mirrored doors having hanging space and shelving.

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BEDROOM THREE

2.95 x 2.51 (9'8" x 8'3")



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