



Cavendish

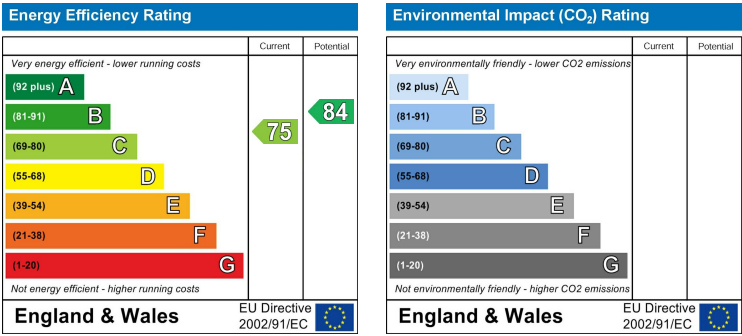
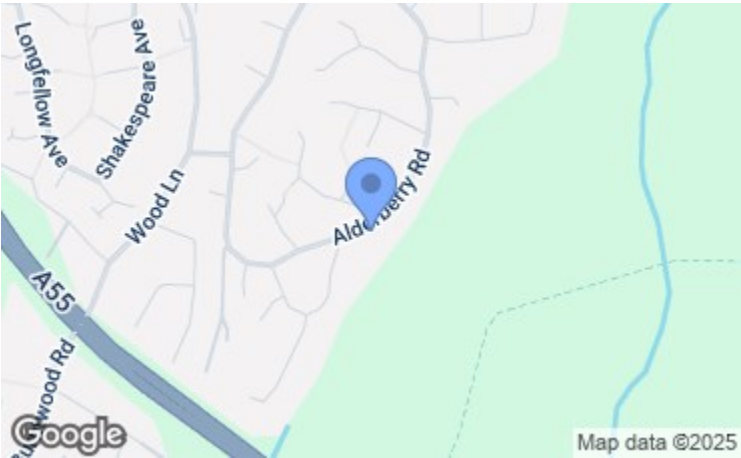
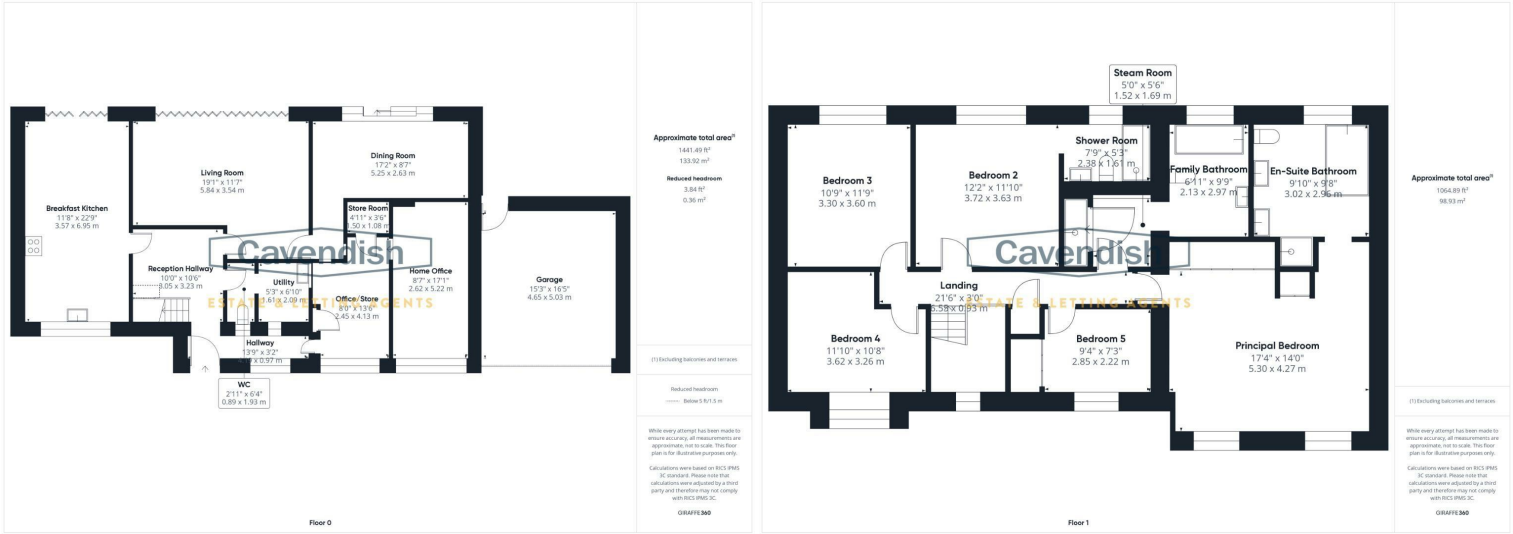
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10 Alderberry Road

Hawarden, Flintshire

CH5 3JS

Price

£485,000

**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.



\* LARGE FIVE BEDROOM DETACHED HOUSE \* GENEROUS SIZED GARDEN BACKING ONTO COUNTRYSIDE \* NO ONWARD CHAIN.

A modern five bedroom detached house located along Alderberry Road in the popular village of Hawarden. The property has been substantially extended and remodelled to create an impressive family home with a versatile layout and space for home working. The accommodation briefly comprises: entrance hall, reception hallway, dual-aspect breakfast kitchen comprehensively fitted with a modern range of kitchen units with integrated appliances and granite worktops, living room with bi-folding doors to the garden, separate dining room, home office, additional office area with useful walk-in storage cupboard, WC/utility, galleried style landing with built-in linen cupboard, large principal bedroom with fitted bedroom furniture and en-suite bathroom with separate shower, bedroom two/guest suite with fitted bedroom furniture and en-suite shower room, bedroom three, bedroom four, bedroom five/dressing room, and family bathroom with steam shower. The property benefits from UPVC double glazed windows and has gas fired central heating with a modern Worcester boiler. Externally there is a small garden at the front with decorative stone and shrubbery together with a block paved driveway leading to a sizeable garage. To the rear is a larger than average garden with wide Indian stone flagged terrace, lawn, deep shrub borders and summerhouse. The garden enjoys a good degree of privacy and backs onto countryside. There is no onward chain involved in the sale of this property.



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 number of eating establishments, a dental practice, medical practice, Hawarden Station, chiropodist, coffee shop, pharmacy, and the Glynne Arms. There is also the Hawarden Estate farm shop, Gladstone's Library and a well established golf club which was founded in 1911.

THE ACCOMMODATION COMPRISES:

**ENTRANCE HALL**  
4.19m x 0.94m (13'9" x 3'1")



Composite double glazed entrance door, UPVC double glazed window overlooking the front, hanging for cloaks, double radiator with thermostat, wall light point, gas meter cupboard, electric meter cupboard, and laminate wood strip flooring. Door to office/store room, and opening to reception hall.

**RECEPTION HALLWAY**  
3.25m x 3.05m (10'8" x 10")



Recessed ceiling spotlights, contemporary tall double radiator, smoke alarm, laminate wood strip flooring, dado rail, turned spindled staircase to the first floor with built-in understairs storage cupboards. Doors to the breakfast kitchen, living room and downstairs WC/utility area.

**DOWNSTAIRS WC**  
2.08m x 0.86m (6'10" x 2'10")



Low level WC with concealed dual flush cistern, single glazed internal window, two recessed ceiling spotlights, tiled floor, and double radiator with thermostat. Opening to utility area.

**UTILITY AREA**  
2.08m x 1.63m (6'10" x 5'4")



Fitted worktop with storage cupboard beneath, plumbing and space for washing machine and tumble dryer,

SUMMER HOUSE



**GARAGE**  
4.95m x 4.65m (16'3" x 15'3")  
Garage door, power, light, Worcester gas fired central heating boiler, Megaflo pressurised cylinder tank, and UPVC personal door leading to the rear garden

AERIAL PHOTO



AERIAL PHOTO



**DIRECTIONS**  
From the centre of Hawarden proceed out of the village along The Highway towards Ewloe and shortly after the Hawarden High School turn left into Wood Lane. Continue along Wood Lane and take the fourth turning left into Level Road. Then take the second turning left into Brunswood Green and the first right into Alderberry Road. The property will then be found after some distance on the left hand side.

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

**COUNCIL TAX**  
\* Council Tax Band G - Flintshire County Council.

**AGENT'S NOTES**  
\* Services - we understand that mains gas, electricity, water and drainage are connected.

**ANTI MONEY LAUNDERING REGULATIONS**  
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MATERIAL INFORMATION REPORT**  
The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**EXTRA SERVICES**  
Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**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

**VIEWING**  
By appointment through the Agents Chester Office 01244 404040

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

PS/PMW



**FAMILY BATHROOM**  
2.97m x 2.11m (9'9" x 6'11")



White suite with chrome style fittings comprising: double ended bath with tiled surround and wall mounted mixer tap; pedestal wash hand basin with tiled splashback; and low level WC. Double radiator with thermostat, black and white vinyl tile effect flooring, electric shaver point, recessed ceiling spotlights, and UPVC double glazed window to rear.

**STEAM ROOM**



Tiled steam enclosure with two bench seats and glazed door.

**OUTSIDE FRONT**



To the front of the property the garden has been designed for ease of maintenance with decorative stone, mature shrubbery and trees with a block paved driveway leading to the garage. Exterior lighting.

**OUTSIDE REAR**



To the rear, the garden is of a larger than average size and is not directly overlooked backing onto countryside. There is a wide Indian stone flagged terrace with low wall incorporating a brick built barbecue and a lawn with deep borders stocked with mature shrubs and trees. To the lower left hand corner of the garden there is a summerhouse. Outside lighting, outside water tap, and external power point.



double wall cupboard, internal single glazed window, sink unit with chrome mixer tap, two recessed ceiling spotlights, and tiled floor.

**BREAKFAST KITCHEN**  
6.93m x 3.56m (22'9" x 11'8")



Fitted with a comprehensive range of white high gloss fronted base and wall level units incorporating drawers, cupboards, and a pull-out larder unit with granite worktops. Inset Franke stainless steel sink unit with mixer tap and drainer grooved into the worktop. Fitted Neff induction hob with decorative tiled splashback, Neff extractor above, built-in Neff electric double oven and grill, and warming drawer. Integrated microwave, dishwasher, and tall fridge/freezer, recessed ceiling spotlights, pendant light point, LED kickboard lighting, laminate wood strip flooring, contemporary tall radiator with thermostat, space for breakfast table and chairs, provision for wall mounted flat screen television, UPVC double glazed window overlooking the front, and double glazed bi-folding doors to the rear garden.



**LIVING ROOM**  
5.84m x 3.53m extending to 4.72m (19'2" x 11'7" extending to 15'6")



Double glazed bi-folding doors to the rear garden, ceiling light point with dimmer switch control, TV aerial point, contemporary tall radiator, and laminate wood strip flooring. Door leading through to the dining room.

**DINING ROOM**  
5.31m x 2.62m plus passageway (17'5" x 8'7" plus passageway)



UPVC double glazed sliding patio doors to the rear garden with double glazed windows at each side, ceiling light point with dimmer switch control, double radiator with thermostat, and laminate wood strip flooring.

**OFFICE/STORE ROOM**  
4.14m max x 2.59m max (13'7" max x 8'6" max)



UPVC double glazed window overlooking the front, single radiator with thermostat, fluorescent strip light, cupboard housing the electrical consumer board and cold water stop tap. Door to walk in store, and opening to office.



**WALK-IN STORE**  
1.50m x 1.07m (4'11" x 3'6")  
Light point and shelving.

**OFFICE**  
5.21m x 2.57m (17'1" x 8'5")



UPVC double glazed window overlooking the front, single radiator with thermostat, two fluorescent strip lights, wall light point, fitted shelving, telephone point, and TV aerial point.

**FIRST FLOOR LANDING**



With a UPVC double glazed obscured glass window on the half landing, spindled balustrade, ceiling light point, recessed ceiling spotlights, single radiator, built-in linen cupboard with radiator and slatted shelving, and access to loft space with retractable aluminium ladder. Doors to the principal bedroom, bedroom two, bedroom three, bedroom four, bedroom five/dressing room and family bathroom.

**PRINCIPAL BEDROOM**  
5.28m max x 4.90m max (17'4" max x 16'1" max)



A large principal bedroom fitted with a comprehensive range of fitted bedroom furniture incorporating five double wardrobes, a glazed display cabinet, dressing table and chest of drawers. Two UPVC double glazed windows overlooking the front, three wall light points, telephone point, and single radiator with thermostat. Archway opening to en-suite bathroom.



**EN-SUITE BATHROOM**  
3.02m x 2.97m (9'11" x 9'9")



Large bathroom comprising: off-set bath with mixer tap and tiled surround; low level WC; tiled worktop with two inset wash basins, storage beneath, matching glazed wall cabinet; and tiled shower enclosure with thermostatic shower and glazed door. Tiled floor, ladder style towel radiator, recessed ceiling spotlights, electric shaver point, and UPVC double glazed window overlooking the rear garden.

**BEDROOM TWO**  
3.73m x 3.61m (12'3" x 11'10")



Fitted with a range of bedroom furniture incorporating two double wardrobes, dressing table and storage cupboards above, ceiling light point with dimmer switch control, double radiator with thermostat, and UPVC double glazed window overlooking the rear. Opening to en-suite shower room.

**EN-SUITE SHOWER ROOM**  
2.39m x 1.60m (7'10" x 5'3")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer tap, canopy style rain shower head and glazed shower screen; wash hand basin with mixer tap, tiled splashback and two storage drawers beneath: and wall hung WC with concealed dual-flush cistern. UPVC double glazed window with tiled windowsill, chrome ladder style towel radiator, tiled floor, electric shaver point, recessed wall mirror, and recessed ceiling spotlights.

**BEDROOM THREE**  
3.61m x 3.25m (11'10" x 10'8")



Fitted wardrobes to the length of one wall, ceiling light point with dimmer switch control, single radiator with thermostat, and UPVC double glazed window overlooking the rear garden.

**BEDROOM FOUR**  
3.61m max x 3.25m max (11'10" max x 10'8" max)



Fitted wardrobe, ceiling light point with dimmer switch control, single radiator with thermostat, and UPVC double glazed window overlooking the front with deep display windowsill.

**BEDROOM FIVE/DRESSING ROOM**  
2.92m x 2.26m (9'7" x 7'5")



Fitted wardrobes to the length of one wall and built-in wardrobe with two sliding mirrored doors having hanging space and shelving, ceiling light point, single radiator with thermostat, and UPVC double glazed window overlooking the front.