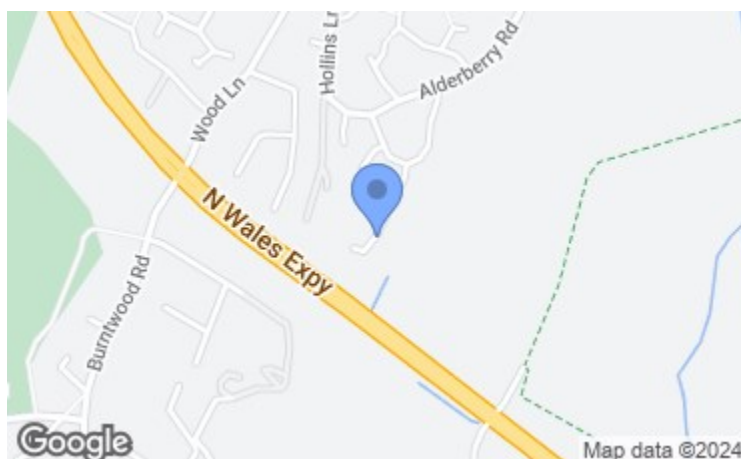




Matterport

Matterport



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		80	84
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		76	80
	EU Directive 2002/91/EC		

5 Hollins Court
Hawarden, Flintshire
CH5 3RY

£750,000

* LARGE DETACHED HOUSE EXTENDING TO APPROX 3,000 SQ FT WITH DOUBLE GARAGE * SMALL EXCLUSIVE DEVELOPMENT. An attractive five bedroom detached house located on a private road and forming part of a small cul-de-sac of similarly designed modern homes in the popular village of Hawarden. The accommodation, which is finished throughout to a high standard, briefly comprises; open porch, impressive reception hallway with feature staircase, living room, garden room with vaulted ceiling and bi-folding doors to the rear patio, study with bay window, separate dining room with bay window, large breakfast kitchen/family room with patio doors to the rear garden, utility room, downstairs shower room, large galleried style landing with far reaching views towards Liverpool, principal bedroom with fitted wardrobes and en-suite bathroom, bedroom two with fitted wardrobes and en-suite shower room, three further bedrooms and a well-appointed family bathroom with bath and shower. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is large tarmac driveway at the front leading to a double detached garage. To the right hand side of the house there is a further crushed slate driveway area with double opening wooden gates. To the rear the garden has been attractively landscaped and laid to lawn with large Indian stone paved terrace. If you are looking for a large family home, which is ready to move into home with the 'WOW factor', 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.



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:**PORCH**

Covered porch with contemporary outside lighting and composite double glazed entrance door with decorative double glazed inserts and double glazed side panels to the reception hall.

RECEPTION HALL

7.01m max x 4.09m max (23' max x 13'5" max)



A large reception hallway featuring a central staircase with contemporary glass panels and oak handrails to the first floor, three double radiators with thermostats, three ceiling light points, mains connected smoke alarm, and thermostatic heating controls. Oak panelled doors to the living room, dining room, study, breakfast kitchen/family room, utility room, and downstairs shower room.

LIVING ROOM

4.83m x 4.24m (15'10" x 13'11")



Deep coved ceiling with two ceiling light points, two double radiators with thermostats, and television aerial point. Wide opening to the garden room.

GARDEN ROOM

4.45m x 4.22m (14'7" x 13'10")



Feature vaulted ceiling with recessed LED ceiling spotlights and three double glazed Velux roof lights, two double radiators with thermostats, and UPVC double glazed bi-folding doors to the rear garden.

DINING ROOM

4.67m x 4.04m extending to 4.50m (15'4" x 13'3" extending to 14'9")



Three UPVC double glazed windows forming a bay overlooking the front, UPVC double glazed window to side, two double radiators with thermostats, and ceiling light point.

STUDY

3.76m max x 3.68m plus recess (12'4" max x 12'1" plus recess)

Three UPVC double glazed windows forming a bay

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, which leads into Hollins Lane and then Alderberry Road. Follow Alderberry Road and take the second turning right into Hazelwood Crescent. Then take the second turning right into The Larches and the entrance to Hollins Court will be found ahead of you.

TENURE

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

COUNCIL TAX

* Council Tax Band H - Flintshire County Council.

AGENT'S NOTES

- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * The property has 'Cat 5' data points.
- * There is a smart meter for the electric. The gas and electric are provided by Octopus Energy.
- * The property benefits from the balance of the architect's certificate which was issued in 2016.
- * There is a CCTV system installed with four cameras which can be accessed via an app on a smart phone.

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.

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.

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.

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

2.82m x 2.54m (9'3" x 8'4")



Well appointed family bathroom with four piece suite comprising: double ended bath with central mixer tap and shower attachment; fitted worktop incorporating a sink with mixer tap and storage beneath; low level dual-flush WC with concealed cistern; and tiled shower enclosure with thermostatic mixer shower, canopy style rain shower head, extendable shower attachment, glazed shower screen and sliding glazed door. Travertine tiled walls with decorative border tiling, travertine tiled floor, chrome ladder style towel radiator, recessed LED ceiling spotlights, extractor, mirror fronted illuminated medicine cabinet, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is a large tarmac driveway with a crushed slate border and beech hedge. The driveway extends to the left hand side of the house and leads to detached double garage. Double opening wooden gates to the right hand side provide access to a further crushed slate parking/storage area.

DOUBLE GARAGE

5.51m x 5.41m (18'1" x 17'9")

With a remote controlled electronic up and over sectional door, useful roof storage area, UPVC double glazed window with obscured glass, two strip lights, power and side personal door.

OUTSIDE REAR

A wooden gate between the house and the garage provides access to a useful bin storage area with outside water tap and external gas and electric meter cupboards. To the rear there is a large Indian stone flagged terrace with crushed slate and steps leading up to a lawned garden enclosed by wooden fencing and a bank with laurel hedging. Contemporary outside lighting.



overlooking the front, ceiling light point, and double radiator with thermostat.

BREAKFAST KITCHEN/FAMILY ROOM

7.95m x 4.83m (26'1" x 15'10")



Large open-plan breakfast kitchen and family room ideal for family living and entertaining.

**BREAKFAST KITCHEN**

Fitted with a range of contemporary white high gloss fronted base and wall units incorporating drawers and cupboards with granite worktops and matching upstands. Inset one and half bowl SMEG stainless steel sink unit with extendable chrome mixer tap and drainer grooved into the worktop. Fitted five-ring Neff gas hob with stainless steel splashback, extractor above and built-in Neff electric double oven and grill. Integrated Neff microwave, Neff dishwasher and fridge/freezer. Matching island unit with storage cupboards

and granite worktop incorporating a breakfast bar. Recessed LED ceiling spotlights and ceiling light point, contemporary tall black radiator, porcelanosa tiled floor with electric underfloor heating, UPVC double glazed window with granite windowsill, and UPVC double glazed French doors with double glazed side panels to the rear garden.

FAMILY AREA

Two ceiling light points, porcelanosa tiled floor, double radiator with thermostat, provision for wall mounted flat screen television, mains connected heat alarm, and UPVC double glazed window overlooking the rear.

UTILITY ROOM

Fitted double base unit with granite worktop, matching upstand and inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Plumbing and space for washing machine and space for tumble dryer, porcelanosa tiled floor, ceiling light point, electrical consumer board, single radiator with thermostat, large tall double storage cupboard housing an Ideal Logic + System 30 condensing gas fired central heating boiler, and UPVC double glazed door to outside with UPVC double glazed side window. Door to the cylinder cupboard.

CYLINDER CUPBOARD

1.78m x 0.66m (5'10" x 2'2")

Housing a pressurised hot water cylinder with light point, porcelanosa tiled floor, and two slatted shelves.

DOWNSTAIRS SHOWER ROOM

2.44m x 1.91m (8' x 6'3")



Comprising: walk-in wet shower with wall mounted thermostatic mixer shower, canopy style rain shower head, extendable shower attachment and glazed shower screen; wash hand basin with mixer tap and storage cupboard beneath; and low level dual-flush WC with concealed cistern. Travertine tiled floor, travertine tiling to wet shower area, recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator, fitted wall mirror and matching wall cupboard, and UPVC double glazed window with obscured glass.

FIRST FLOOR LANDING

6.78m max x 4.06m max (22'3" max x 13'4" max)



Large galleried landing area with contemporary glass balustrades and oak handrails, UPVC double glazed window overlooking the front, double radiator with thermostat, two mains connected smoke alarms, ceiling light point, thermostatic heating controls, and access to part boarded loft area with retractable wooden ladder, power point and light. Oak panelled doors to the principal bedroom, bedroom two, bedroom three, bedroom four, bedroom five and family bathroom.

**PRINCIPAL BEDROOM**

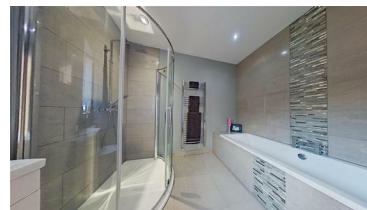
4.83m x 4.24m (15'10" x 13'11")



UPVC double glazed window overlooking the rear, ceiling light point, provision for wall mounted flat screen television, built-in wardrobe with three sliding doors (one mirrored) having hanging space and shelving. Door to en-suite bathroom.

EN-SUITE BATHROOM

2.79m x 2.49m (9'2" x 8'2")



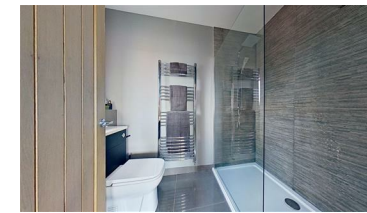
Well appointed bathroom with four piece suite in white with chrome style fittings comprising: double ended bath with central waterfall mixer tap; tiled shower enclosure with thermostatic mixer shower, canopy style rain shower head, extendable shower attachment, curved glazed shower screens and sliding glazed door; vanity unit with wash hand basin, waterfall mixer tap, tiled splashback and storage cupboard beneath; and low level dual-flush WC with concealed cistern. Wall tiling to bath area with decorative border tiling, chrome ladder style towel radiator, porcelain tiled floor with electric underfloor heating, recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

BEDROOM TWO

Three UPVC double glazed windows forming a bay window overlooking the front with far reaching views, double radiator with thermostat, ceiling light point, built-in wardrobe with two sliding doors, and provision for wall mounted flat screen television. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.57m x 1.60m (8'5" x 5'3")



Well appointed suite in white with chrome style fittings comprising: walk-in tiled shower enclosure with wall mounted thermostatic mixer shower, canopy style rain shower head, extendable shower attachment and glazed shower screen; fitted worktop with semi-inset wash basin, mixer tap and storage cupboard beneath; and low level dual-flush WC with concealed cistern. Two recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator, porcelain tiled floor, fitted wall cupboard, UPVC double glazed window with obscured glass, and tiled display windowsill.

BEDROOM THREE

4.19m x 4.11m plus wardrobe (13'9" x 13'6" plus wardrobe)



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

BEDROOM FOUR

3.68m x 2.95m (12'1" x 9'8")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator with thermostat, TV aerial point, and provision for wall mounted flat screen television.

BEDROOM FIVE

3.73m max x 3.23m max (12'3" max x 10'7" max)



Three UPVC double glazed windows forming a bay overlooking the front with far reaching views, ceiling light point, double radiator with thermostat, and built-in wardrobe with two sliding doors.