

3 Station Lane, Hawarden, Deeside, Flintshire, CH5 3EG



GROSS INTERNAL AREA  
 FLOOR 1: 514 sq. ft, FLOOR 2: 931 sq. ft  
 FLOOR 3: 909 sq. ft, EXCLUDED AREAS:  
 PATIO: 361 sq. ft, GARAGE: 234 sq. ft  
 BALCONY: 196 sq. ft  
 TOTAL: 2354 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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**3 Station Lane**  
 Hawarden, Deeside, Flintshire  
 CH5 3EG

**Offers In Excess Of**  
**£580,000**

**\*IMPRESSIVE 5 BEDROOM FAMILY HOME WITH SELF CONTAINED ANNEXE \*IMMACULATELY PRESENTED \*LANDSCAPED GARDENS WITH BALCONY \*WITHIN WALKING DISTANCE OF HAWARDEN VILLAGE**

An exceptional, five bedroom, three storey detached family home with excellent self-contained one bedroomed annexe, balcony and landscaped gardens, located along this noted 'no-through' road of individual homes within walking distance of Hawarden village. This modern home is presented to an immaculate standard and has been designed to a spacious plan with accommodation centred around a large reception hall and first floor gallery landing. Features include Karndean flooring, custom made window shutters to principal rooms, a spacious lounge with multi fuel stove and access onto the balcony, a well appointed kitchen with granite work surfaces and range cooker, adjoining sitting room, also with access onto the balcony, utility room, modern cloakroom/wc, principal bedroom with luxury en suite shower room, four further bedrooms (one presently used as a study), and a well appointed family bathroom with a four piece suite. The self-contained annexe is also highly appointed and includes an attractive living room/kitchen with access to the garden, a double size bedroom and shower room. Outside there is a wide drive providing off-road parking for three cars, an integral double garage and good sized landscaped rear garden with well stocked shrubbery borders and superb composite decked / glass balustrade balcony with useful paved area beneath.



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	77

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.

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LOCATION



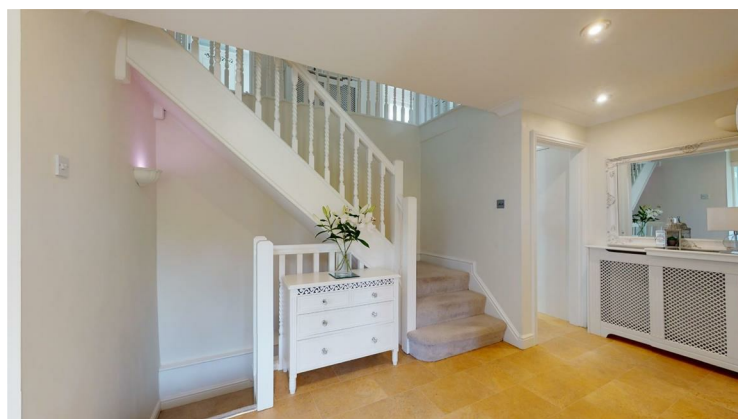
This imposing modern family home occupies a convenient position along this private no-through road along Station Lane close to the centre of the sought-after village. Hawarden is some seven miles from Chester, five miles from Mold and is within easy commuting distance of the Wirral, Merseyside, Manchester and North Wales coast via the A55 and the M53 motorway. There is also a local train station in the village which provides a service between Wrexham and Bidston with connection thereafter to Liverpool and the Broughton Retail Park is within a short drive, providing a range of shops including supermarkets, restaurants and cinema complex.

THE ACCOMMODATION COMPRISES:

UPVC double glazed panelled door with matching side screens to:

SPACIOUS RECEPTION HALL

4.57m x 4.14m (15' x 13'7")



With turned white spindled staircase to the first and lower

ground floor accommodation. Tile effect Karndean flooring, coved ceiling with recessed ceiling lighting, telephone point, radiator with cover, white panelled interior doors, internal access to the garage and twin panelled glazed internal doors leading through to the lounge/dining room.

CLOAKROOM/WC

0.89m x 1.88m (2'11" x 6'2")

Fitted with a modern suite comprising wc with concealed cistern, wash hand basin with mixer tap and cabinet beneath, Karndean flooring, chrome towel radiator and double glazed window.

LOUNGE/DINING ROOM

7.65m x 4.04m (25'1" x 13'3")



A spacious and well lit room with double glazed window to the front with custom made shutters and double glazed french doors to the rear providing access to the decked balcony. Recessed fireplace with windows to either side, polished tiled hearth, exposed beams and Esse multi-fuel stove. Coved ceiling with recessed ceiling lighting, wall light points, tv aerial point and two radiators, one with fitted cover.



BALCONY



A superb decked balcony extending approximately two-thirds across the rear elevation of the house with composite boarding and glass/stainless steel balustrade. Outside power point and light.

TENURE

Understood to be Freehold.

COUNCIL TAX

Flintshire County Council - Council Tax Band G.

DIRECTIONS

From the Agent's Mold Office continue up the High Street to the traffic lights turn right onto King Street and at the roundabout take the 2nd exit signposted to Queensferry. Follow this road out of Mold passing through the village of New Brighton, continue across the mini-roundabout and thereafter adjoin the A55 Expressway in the direction of Queensferry. Take the first exit signposted for Buckley and upon reaching the roundabout take the 4th exit signposted for Hawarden. At the next roundabout take the 1st exit for Hawarden and continue passed the High School on the right whereupon Station lane will be found thereafter on the right hand side, immediately after Friars Court.

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.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

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

DCW/JF

Amended JH

Amended JW

comprising touch control two ring hob, microwave oven and fridge. TV aerial point, radiator, deep understairs storage cupboard with light and double glazed french doors to the rear with custom made shutters providing access to the patio.

#### BEDROOM

3.68m x 4.39m (12'1" x 14'5")



A large double sized bedroom with double glazed french doors to the rear with custom made shutters, coved ceiling and radiator.

#### SHOWER ROOM

2.87m x 2.31m (9'5" x 7'7")



Fitted cabinets with semi-recessed wash basin, wc with concealed cistern, extended worktop with void and plumbing for washing machine. Large corner shower cubicle with Mira shower valve with handset. Attractive fully tiled walls, tiled floor, chrome towel radiator and double glazed window with frosted glass.

#### OUTSIDE

To the front is a wide gravelled drive providing parking for up to three cars as well as access into the integral double garage.

#### FRONT GARDEN

Neat front lawned garden areas with low brick walling, well stocked shrubbery borders and paved area extending across the front elevation of the house with outside light and gated access to the side gable leading through to the rear garden.

#### DOUBLE GARAGE

4.88m x 4.93m (16' x 16'2")

With electric up and over door, internal door to the reception hall, range of oak fronted base and wall units and power and light installed.

#### REAR GARDEN



To the rear is a good sized and well maintained lawned garden, which has been attractively landscaped with well stocked rockery borders, wide flagged steps with walling to either side providing access to beneath the terraced balcony. Well stocked shrubbery borders, paved patio area to either side and selection of mature trees. Garden shed, outside light, power point and tap.



#### KITCHEN/BREAKFAST ROOM

3.68m x 4.98m (12'1" x 16'4")



A spacious and well appointed room fitted with a modern range of gloss cream fronted base and wall units with long stainless steel handles and solid black granite worktops. Twin bowl stainless steel sink unit with mixer tap and extended stainless steel work surfaces to either side, tiled splashback, integrated dishwasher and Leisure Cuisine Master Range cooker with five gas burners, griddle plate and ovens beneath. Stainless steel cooker hood above. Space for fridge freezer, Karndean tiled floor, tall contemporary style radiator, recessed ceiling lighting and double glazed window overlooking the garden.



#### SITTING ROOM/OPTIONAL DINING ROOM

2.87m x 3.48m (9'5" x 11'5")



Continuation of the Karndean flooring, coved ceiling, radiator with cover, wall light points, tv aerial point and french doors leading out onto the decked balcony.

#### UTILITY ROOM

2.51m x 2.08m (8'3" x 6'10")



A matching range of base and wall units to the kitchen with solid granite work surfaces, Belfast style sink, plumbing for washing machine and space for tumble dryer. Karndean

flooring, radiator and double glazed exterior door.

**FIRST FLOOR GALLERIED STYLE LANDING**

5.89m x 2.82m max (19'4" x 9'3" max)

With loft access, radiator with cover and built-in linen cupboard with slatted shelving and also housing the Worcester gas fired central heating boiler. White panelled interior doors leading to all rooms.

**BEDROOM ONE**

4.85m x 4.04m (15'11" x 13'3")



A spacious principal bedroom with two double glazed windows with custom made shutters, coved ceiling, connection for a wall mounted tv and radiator with cover.

**EN SUITE SHOWER ROOM**

2.90m x 2.01m (9'6" x 6'7")



A modern and well appointed shower room with range of built-in storage cupboards with gloss white door fronts, large mirror and concealed lighting. Large tiled shower enclosure with full length screen and mains shower unit with handset, pedestal wash basin and low flush wc. Attractive fully tiled

walls, matching tiled floor, chrome towel radiator, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.

**BEDROOM TWO**

2.87m x 3.81m (9'5" x 12'6")



A double sized room with double glazed window to the front with custom made shutters, built-in double wardrobe and radiator.

**BEDROOM THREE**

4.04m x 2.36m (13'3" x 7'9")



Double glazed window to the rear with custom made shutters, built-in double wardrobe and radiator.

**BEDROOM FOUR**

2.90m x 2.39m (9'6" x 7'10")



Double glazed window to the rear with shutters and radiator.

**BEDROOM FIVE**

3.71m x 2.36m (12'2" x 7'9")



Presently used as a dressing room with radiator and double glazed window with custom made shutters.

**FAMILY BATHROOM**

1.85m x 2.79m (6'1" x 9'2")



A well appointed bathroom with four piece suite comprising large tiled panelled bath with mixer tap and shower attachment, wall mounted vanity unit, corner shower cubicle with Mira shower valve and corner low flush wc. Attractive part tiled walls with matching floor, recessed ceiling lighting, extractor fan, chrome contemporary style radiator and double glazed window with frosted glass.

**LOWER GROUND FLOOR ANNEXE**

A superb one bedroom self-contained annexe with internal staircase from the main reception hall with its own access to a large paved patio area beneath the balcony. Comprising:

**INNER HALLWAY**

Radiator and coved ceiling.

**LIVING ROOM/KITCHEN**

3.84m x 4.47m (12'7" x 14'8")



Fitted with a modern range of gloss white units with speckled effect worktops, inset stainless steel sink unit with preparation bowl and mixer tap, and integrated appliances