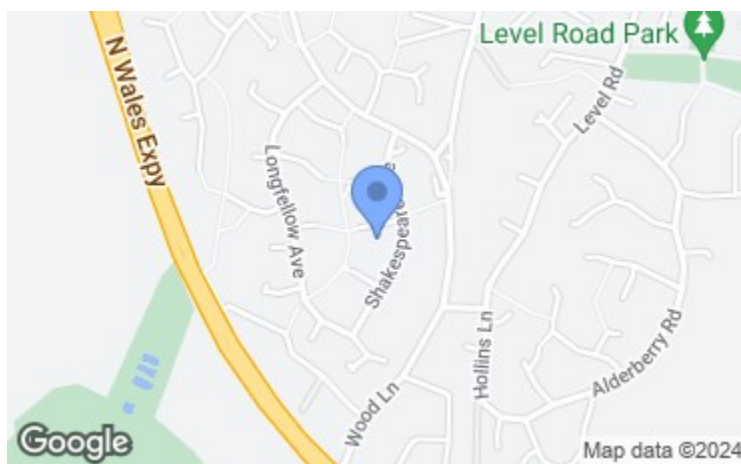




GROSS INTERNAL AREA
FLOOR 1: 837 sq ft, FLOOR 2: 812 sq ft
EXCLUDED AREAS: DOUBLE GARAGE: 276 sq ft
TOTAL: 1649 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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	70	81

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	EU Directive 2002/91/EC		



4 Spenser Close
Hawarden, Flintshire
CH5 3TD

Price
£475,000

A BEAUTIFULLY APPOINTED AND RECENTLY UPDATED FOUR BEDROOM DETACHED FAMILY HOUSE WITH INTEGRAL DOUBLE GARAGE, standing within attractive landscaped gardens. Forming part of the popular St Davids Park development on the periphery of Hawarden with easy access to the main road network, approximately 7 miles from Chester. Designed to a spacious plan and providing an ideal family home which has benefited from a comprehensive programme of refurbishment since 2021 with quality fittings throughout. Features include a refitted kitchen with Neff appliances and quartz worktops, a new luxury ensuite bathroom with four piece suite, a new shower room, replacement double glazed windows to part, fitted wardrobes and replacement carpets and floor coverings. In brief the immaculately presented accommodation comprises: reception hall, spacious living room with polished limestone fireplace, dining room with access to the garden, study, an updated cloakroom/WC, kitchen breakfast room with a comprehensive range of units, matching utility room, bedroom one with fitted wardrobes and a modern en suite bathroom, three further good sized bedrooms (two with built in wardrobes) and a newly updated family shower room. Wide brick paved drive to the front with electric car charging point. Integral double garage with electric door and attractive landscaped rear garden with natural stone patio areas and timber garden shed. NO ONWARD CHAIN. INSPECTION HIGHLY RECOMMENDED.

LOCATION

The property forms part of a small established cul de sac within this much sought after residential area close to Hawarden village. There are local shops and child day care facilities nearby whilst Hawarden village provides a number of popular eating establishments, a small range of shops serving daily needs as well as popular schools for all ages. The village also has a train station providing a local service between Wrexham and Bidston, with connection thereafter to Liverpool.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Recessed front entrance with concealed lighting and modern woodgrain effect double glazed composite panelled door to reception hall.

RECEPTION HALL



A spacious reception hall with a white spindled staircase to the first floor, coved ceiling with recessed ceiling lighting, decorative tiled floor to part, traditional style radiator and white panelled interior doors to ground floor rooms.

CLOAKROOM/WC

1.12m x 2.16m (3'8" x 7'1")



Refitted with a modern suite with fitted cabinets comprising wash hand basin with mixer tap and white cabinet beneath and low flush WC with concealed cistern and marble effect top. Feature wall panelling to part, decorative tile effect flooring, coved ceiling, radiator and double glazed window with frosted glass.

LIVING ROOM

5.54m x 3.81m (18'2" x 12'6")



A spacious room with a wide double glazed bay window to the front, feature Portuguese polished limestone fireplace and hearth with inset log effect gas fire. Tv aerial point and two radiators.



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.

VIEWING

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

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

DW/PMW



DIRECTIONS

From the centre of Hawarden proceed out of the village along The Highway towards Ewloe and on reaching the roundabout take the 2nd exit, passing the entrance to the St. David's Park Hotel on the right. Follow the road up the hill passing the CoOp mini supermarket and then take the fourth right turning into Shakespeare Avenue whereupon Spenser Close is the second cul de sac on the right hand side.

TENURE

The property is Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band G

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification

BEDROOM FOUR

3.00m x 2.77m (9'10" x 9'1")



Double glazed window to the rear with views, built in wardrobe into alcove and radiator.

SHOWER ROOM

1.98m x 1.91m (6'6" x 6'3")



Newly refitted with a modern suite and attractive laminate panelled walls for ease of maintenance. Comprising a large shower enclosure with Mira electric shower unit, vanity wash basin with gloss white drawers beneath and low flush WC. Marble effect vinyl floor covering, radiator and double glazed window with frosted glass.

OUTSIDE

To the front is a wide brick paved drive providing off road parking for up to three cars as well as access to the integral double garage. There is gated access to one side of the property leading through to the rear garden. Electric car charging point and outside light.

FRONT GARDEN

A small front lawned garden area with shrubbery borders.

DOUBLE GARAGE

5.26m x 4.88m (17'3" x 16')

Electric up and over door, UPVC double glazed side door, internal door to the utility room, and power and light installed.

REAR GARDEN



To the rear is an attractive landscaped garden with natural stone patio areas with matching steps leading down to lawned area beyond. Deep and particularly well stocked shrubbery borders with shrubs and bushes, and timber garden shed. Outside security light and two taps.



DINING ROOM

3.30m x 3.00m plus recess (10'10" x 9'10" plus recess)



Double glazed patio door overlooking the rear garden, coved ceiling and radiator.

STUDY

2.11m x 2.11m (6'11" x 6'11")



Fitted with a modern range of gloss cream fronted base and wall units incorporating a work station with drawers, coved ceiling, radiator and double glazed window overlooking the garden.

KITCHEN BREAKFAST ROOM

4.37m x 3.45m (14'4" x 11'4")



A modern and well appointed kitchen/breakfast room fitted with a comprehensive range of pale green units with contrasting quartz worktops with matching upstands and breakfast bar for four people. Range of integrated Neff appliances comprising double electric oven, induction hob with contemporary style cooker hood above, microwave, dishwasher and fridge/freezer. Inset Franke composite sink unit with mixer tap, pantry cupboard with wide drawers, Karndean flooring, plinth lighting, deep under stairs storage cupboard with light, double glazed window overlooking the rear garden and further high level double glazed window to the side elevation. Internal door to utility room.



UTILITY
2.67m x 1.52m (8'9" x 5')



Matching base and wall units to the kitchen with quartz worktop, inset composite Franke sink unit with mixer tap and matching quartz upstands. Void and plumbing for washing machine and space for tumble dryer. Traditional style radiator, continuation of the wood Karndean flooring, wall mounted Worcester gas fired central heating boiler, UPVC double glazed exterior door and internal door to the garage.

FIRST FLOOR LANDING



A spacious landing with two double glazed windows to the front, loft access, built in linen cupboard, radiator, coved ceiling and white panelled interior doors to all rooms.

BEDROOM ONE
4.67m x 3.81m (15'4" x 12'6")



A spacious main bedroom with a wide double glazed window to the front, three double fitted wardrobe units with mirrored door fronts together with matching chest of drawers and bedside cabinets. Coved ceiling, TV aerial point and radiator.



BEDROOM TWO
4.14m x 3.10m (13'7" x 10'2")



Double glazed window to the rear with far reaching views, coved ceiling, fitted wardrobe unit with light grey coloured door fronts and radiator.

EN SUITE BATHROOM
3.56m x 1.70m (11'8" x 5'7")



A large fitted en suite with wood effect laminate panelled walls for ease of maintenance and black fittings. Comprising a large shower enclosure with overhead shower with handset, semi oval shaped bath, wash basin on a matte black plinth with drawers and low flush WC. Matching marble effect vinyl floor covering, large matte black towel radiator, recessed ceiling lighting, extractor fan, double glazed window with frosted glass.



BEDROOM THREE
3.30m x 2.95m (10'10" x 9'8")



A double size room with double glazed window to the rear with views, radiator and TV aerial point.

