



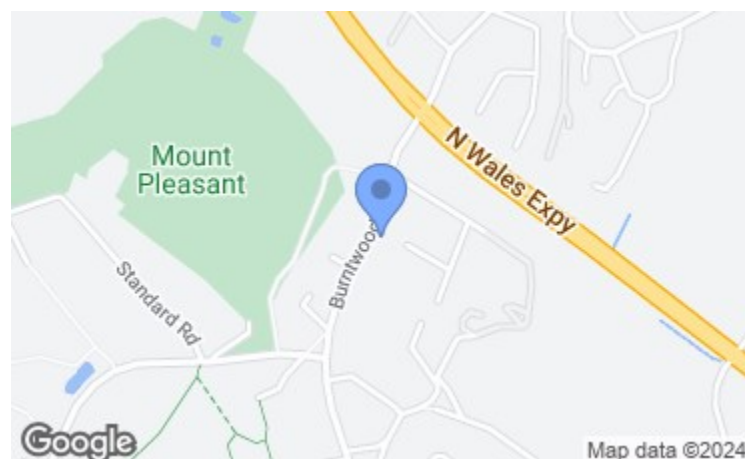
TOTAL: 1708 sq. ft
 FLOOR 1: 1105 sq. ft, FLOOR 2: 603 sq. ft
 EXCLUDED AREAS: GARAGE: 297 sq. ft, FIREPLACE: 7 sq. ft, OPEN TO BELOW: 39 sq. ft,
 CRAWL SPACE: 99 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Oak Lodge, 38a Burntwood Road
 Drury, Flintshire
 CH7 3EN

Price
£475,000



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		81	87
	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			
	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.

Cavendish Ikin trading as Cavendish Residential.

A BEAUTIFULLY APPPOINTED AND THOUGHTFULLY DESIGNED 3/4 BEDROOMED DETACHED DORMER PROPERTY WITH INTEGRAL DOUBLE GARAGE AND PRIVATE REAR GARDEN. Located along this popular road of individual homes, some two miles from the centre of Hawarden Village and within easy reach of the main road network. This deceptively spacious property was built in 2007 to the present owners specification, incorporating quality materials, under floor heating throughout, a heat recovery ventilation system and high levels of insulation. It has been designed to an adaptable plan with accommodation centred around an impressive reception hall with gallery landing and in brief comprises: oak framed porch, reception hall with double height ceiling, a superb living room with oak fireplace & wood burner and bi-fold doors to the garden, a generously proportioned living/dining kitchen with quality range of units and Neff appliances, utility room, sitting room/optional fourth bedroom and highly appointed shower room/WC. First floor landing, master bedroom with luxury ensuite bathroom, and two further bedrooms with a shared ensuite. Extensive driveway parking, large integral garage with scope for conversion with loft room; and private landscaped rear garden with extensive natural stone patio areas, lawn and covered barbeque area.



LOCATION



Drury is a small village situated in between Hawarden and Buckley, approximately 1 mile from the A55 interchange at Dobshill. There is a popular primary school in the village, an inn and small range of shops including the Lesters farm shop. Buckley train station is also nearby providing a local service to Wrexham and Bidston. The A55 expressway at Ewloe and Dobshill enables excellent access to Chester (approximately 10 miles), along the North Wales coast and motorway network beyond.

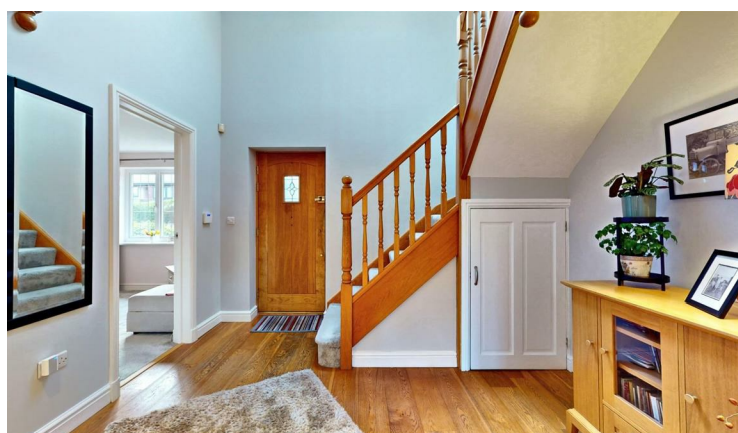
Built of attractive brick faced elevations the property benefits from under floor heating to both the ground and first floor accommodation via a gas fired boiler and has leaded effect double glazed windows.

THE ACCOMMODATION COMPRISES

A wide oak framed entrance porch with lighting and matching solid oak front door to Reception Hall.

RECEPTION HALL

3.33m x 4.55m (10'11" x 14'11")



A splendid reception hall with an oak spindled staircase to the first

floor with storage cupboard beneath, solid oak flooring, vaulted ceiling with Velux double glazed rooflight, recessed ceiling lighting and white panelled interior doors to all rooms.



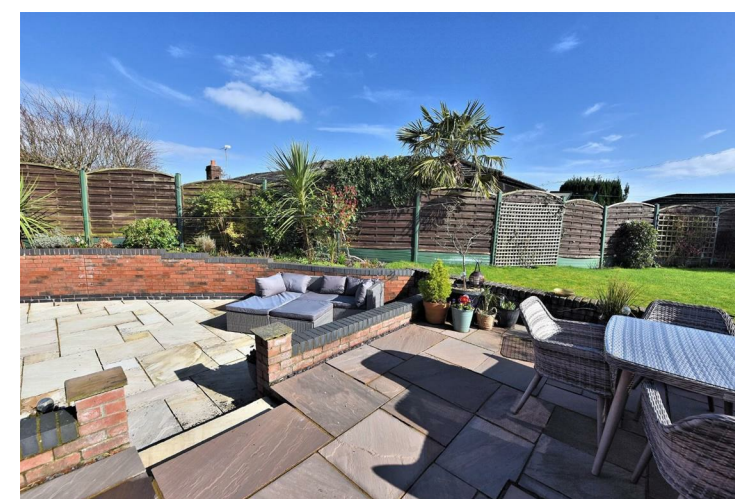
SHOWER ROOM/WC

3.05m x 1.60m (10' x 5'3")



A well appointed ground floor shower room with attractive fully tiled travertine walls with matching floor. Comprising a large shower with full length glazed screen and mains shower valve, vanity wash basin with gloss white cabinet beneath and low flush WC. Chrome towel radiator, extractor fan and double glazed window with frosted glass.

has been designed for easy maintenance with extensive natural stone split level patio areas with brick retaining walls and stepped access to a lawned area beyond. There is a useful covered barbeque area with outside lights, tap and timber garden shed.



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 continue for a further 0.5 mile, proceeding over the A55 and onto Burntwood Road whereupon the property will be found on the left hand side, just after the left turning for Dinghouse Wood.

TENURE

Believed to be Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band F

AML

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.

DW/SC

ENSUITE

2.64m x 1.88m (8'8" x 6'2")



A fully tiled 'wet floor' ensuite shared with Bedroom 3. Shower area with mains shower valve, semi-pedestal wash basin with mixer tap and corner low flush WC. Matching tiled floor, chromed towel radiator, extractor fan, and double glazed window and recessed ceiling lighting.

BEDROOM 3

2.21m x 3.76m (7'3" x 12'4")



Double glazed Velux rooflight to the rear with views over the surrounding area across to Cheshire in the far distance. Access to under eaves storage, loft access and internal door to the Ensuite.

OUTSIDE



The property is approached over a wide brick columned entrance leading to a wide brick paved drive which extends across the full width of the plot providing ample off-road parking as well as access to the integral garage. The driveway is edged with well stocked shrubbery borders and includes a low brick wall to the frontage. Gated access to the left-hand side of the property leads through to the rear garden.

GARAGE

5.16m x 5.33m (16'11" x 17'6")

A large integral double garage with potential to convert into additional accommodation. Fully plastered, connection available for under floor heating and electrics. Electric roller door, uPVC double glazed French doors to the rear, power and light installed and internal folding ladder providing access to a useful floored loft storage area.

REAR GARDEN



To the rear is an attractive landscaped and private garden which

SITTING ROOM/OPTIONAL BEDROOM

3.05m x 3.61m (10' x 11'10")



Double glazed lead-effect window to the front and TV aerial point.

LIVING ROOM

3.68m x 7.49m (12'1" x 24'7")



A superb room with two sets of bi-fold doors providing access to the garden, deep recessed fireplace with solid oak surround, tiled hearth and wood burner with back boiler interconnecting into the hot water system, TV aerial point and wall light points.



KITCHEN/DINING/FAMILY ROOM

5.77m x 8.26m max overall (18'11" x 27'1" max overall)



A spacious open plan room with double glazed lead-effect windows to the front and rear elevations overlooking the gardens and matching French doors providing access to the adjoining patio. The kitchen is fitted with an attractive range of gloss cream and dark wood style fronted units incorporating a central island/breakfast bar together with Corian moulded worktops with inset sink unit with preparation bowl, mixer tap and matching Corian upstands. Range of Neff appliances comprising gas and electric induction

hobs, a bbq/griddle plate and suspended extractor fan above. Double electric ovens, dishwasher and larder fridge. Tiled floor to the kitchen area, recessed ceiling lighting and internal door to the garage.



UTILITY
2.39m x 2.79m (7'10" x 9'2")



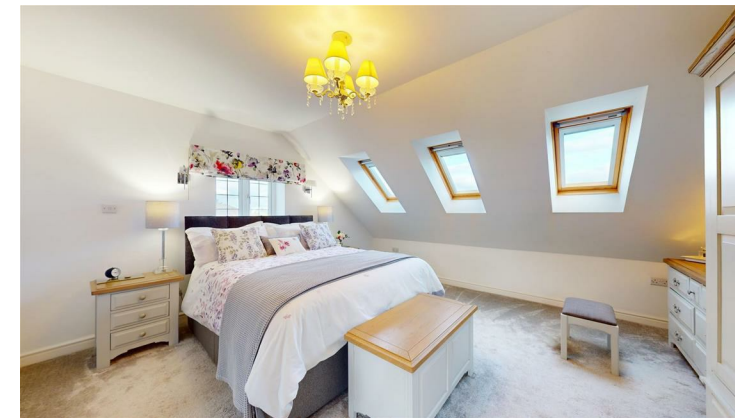
Range of base and wall units with worktops and inset sink unit with mixer tap. Tiled splashback, plumbing for washing machine and space for tumble dryer. Wall mounted gas fired central heating boiler, tiled floor, two double glazed lead-effect windows and hardwood stable door to the garden.

FIRST FLOOR LANDING



Gallery style landing with oak balustrade, oak beam and white panelled interior doors to all rooms.

BEDROOM 1
4.45m x 4.11m (14'7" x 13'6")



A spacious master bedroom with double glazed lead-effect window to the side gable and three Velux double glazed rooflights to the rear with blinds and with views over the surrounding area. Two wall light points and TV aerial point. Door to:

ENSUITE BATHROOM
2.87m x 3.25m (9'5" x 10'8")



A luxury ensuite bathroom with a four piece suite comprising a large bath with tiled surround, separate shower enclosure with mains shower valve, vanity wash basin with gloss white cabinet beneath and low flush WC. Attractively tiled walls with matching floor, recessed ceiling lighting, extractor fan, chrome towel radiator and double glazed dormer window to the front.



BEDROOM 2
3.10m x 2.64m x 5.05m (10'2" x 8'8" x 16'7")



A double sized room with double glazed dormer window to the front and TV aerial point. Internal door to:

