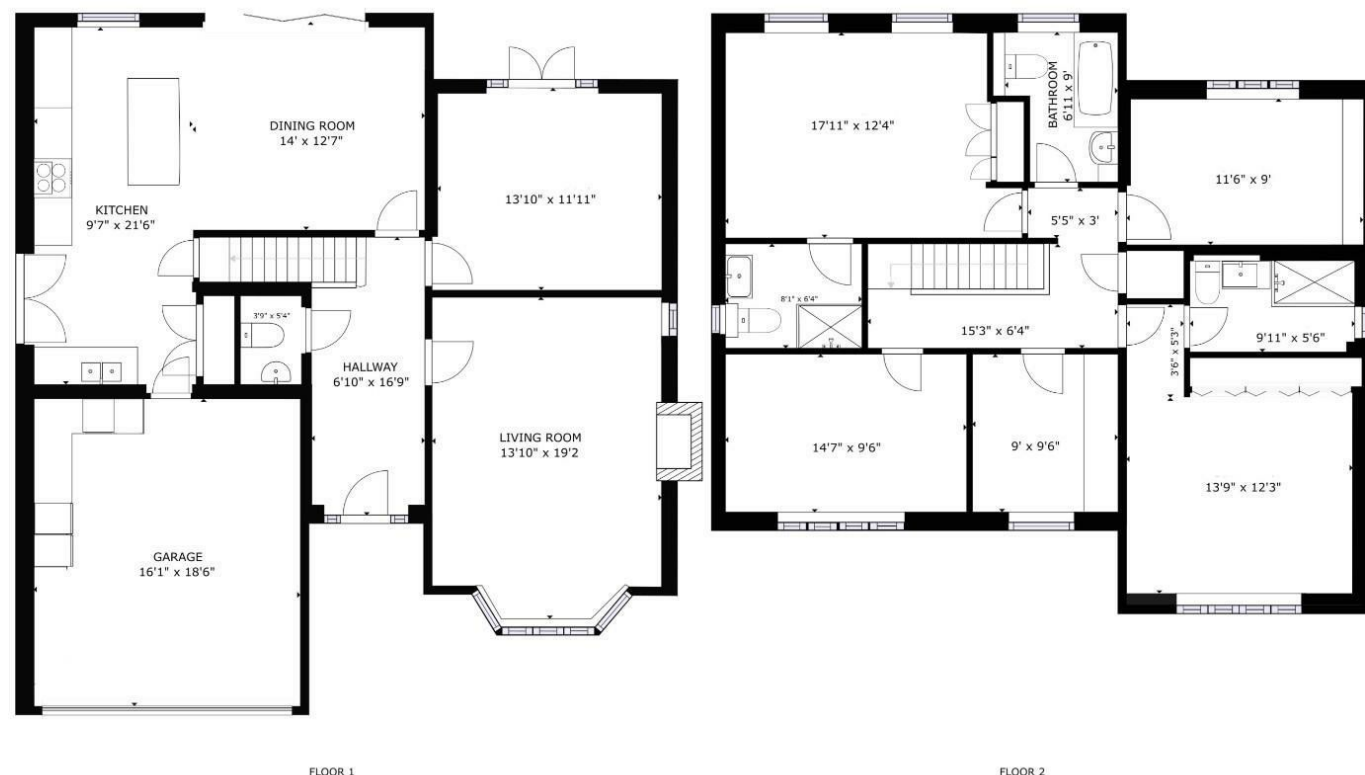


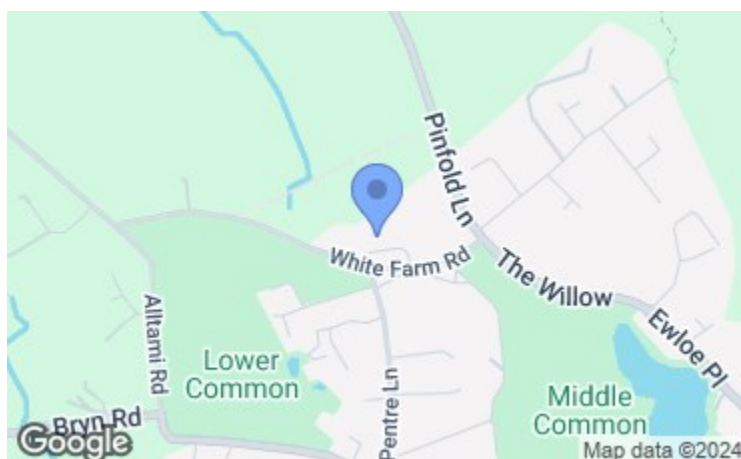


ESTATE AGENTS

www.cavendishproperties.co.uk



GROSS INTERNAL AREA
FLOOR 1: 1058 sq ft, FLOOR 2: 1147 sq ft
EXCLUDED AREA: GARAGE: 308 sq ft
TOTAL: 2205 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
67	78

Environmental Impact (CO ₂) Rating	
Current	Potential

9 Willow Grove
Buckley, Flintshire
CH7 3NR

Price
£595,000

AN IMPRESSIVE AND BEAUTIFULLY APPOINTED FIVE BEDROOM EXECUTIVE HOUSE with integral double garage and landscaped garden with summer house overlooking farmland. Forming part of a small select cul de sac in this convenient setting on the outskirts of Buckley with excellent access to the main road network, approximately three miles from Mold and 12 miles from Chester. Designed to a spacious plan this immaculately appointed home has benefitted from a comprehensive scheme of refurbishment by the present owners in recent years to include a superb open plan kitchen/dining/family room with a quality range bespoke units by Neptune with Silestone worktops and Neff appliances, two highly appointed en suite shower rooms and a refurbished family bathroom. Other features include oak floors, double glazing and a gas fired central heating system with an updated Worcester Bosch boiler and Hive remote operating. In brief comprising reception hall, cloakroom/WC, attractive living room with feature fireplace and bay window, sitting room with access onto a large composite decked patio, superb open plan kitchen/dining/family room with bi fold doors, bedroom one with fitted wardrobes and luxury en suite shower room, second bedroom with en suite, three further bedrooms and family bathroom. Inspection highly recommended.

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



Willow Grove is a small secluded cul de sac of only eight highly appointed and spacious homes which stands in a predominately rural setting about a mile from Buckley town centre. The property is situated to the head of the development with a long brick drive and a large integral garage with powered door. A particular feature are the private gardens which have views over neighbouring fields and woodland, and include a large composite decked patio, a porcelain tiled patio to the side gable of the house and an excellent purpose built summer house.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Recessed front entrance with double glazed panelled door with matching side screens leading to a spacious reception hall.

RECEPTION HALL

5.03m x 2.06m (16'6" x 6'9")



Staircase to the first floor, oak flooring, coved ceiling, telephone point, radiator, and white panelled interior doors leading to all rooms.

CLOAKROOM/WC

1.14m x 1.57m (3'9" x 5'2")

Fitted with a white suite comprising low flush WC and pedestal wash hand basin with mixer tap. Half tiled walls, marble tile floor, radiator and extractor fan.

LIVING ROOM

5.72m into bay x 4.14m (18'9" into bay x 13'7")



A spacious and well lit room with a wide double glazed bay window to the front and further window to the side elevation. Feature reconstituted stone fireplace and hearth with coal effect gas fire, coved ceiling, oak flooring, TV and telephone points and two radiators.



SITTING ROOM

4.04m x 3.53m (13'3" x 11'7")



UPVC double glazed French doors to the rear providing access onto the adjoining decked patio and with pleasing views over the garden and surrounding countryside. Coved ceiling and radiator.

SUMMER HOUSE

3.66m x 3.05m (12' x 10')



Matching decked surround to the front, full length double glazed windows, doors, pine interior cladding, power and light installed.

DIRECTIONS

From the agent's Mold office proceed along Chester Street and at the roundabout take the second exit onto the Chester Road. On reaching the main roundabout on the outskirts of the town take the first exit onto the A494 and follow the road to the top of the hill. On reaching the roundabout take the second exit. Continue through the traffic lights at Alltami and after a further three quarters of a mile turn right at the next set of traffic lights onto Pinfold Lane. Follow the road for some two thirds of a mile and take the first right hand turning. Follow the lane for some two thirds of a mile and take the right handed turning and then immediate right into Willow Grove where the property will be located at the far end set back on the right hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax band G

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.

VIEWING

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

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

DW/PMW

FRONT GARDEN

Front lawned garden area extending to either side of the drive, access to the left hand side of the property leading through to the rear garden.

DOUBLE GARAGE

5.46m x 4.78m (17'11" x 15'8")

Electric up and over door, power and light installed and modern replacement Worcester gas fired central heating boiler.

REAR GARDEN



To the rear is a landscaped lawned garden which borders onto farmland and enjoys views over the surrounding countryside. The garden enjoys a high degree of privacy and includes an extensive composite decked patio area across the rear elevation of the house taking full advantage of the setting and views. Shrubbery borders providing interest throughout the seasons. In addition there is a modern bespoke luxury summer house and a further porcelain tiled patio to the side of the side of the house. Small timber garden shed, outside lights, power points, tap.



KITCHEN/DINING/FAMILY ROOM

7.14m x 3.63m plus 2.82m x 2.90m (23'5" x 11'11" plus 9'3" x 9'6")



An superb 'L' shaped room with modern bi fold double glazed doors leading out onto the decked patio and with further double glazed French doors to the side elevation providing an abundance of natural light. The kitchen is fitted with a quality range of bespoke units by Neptune with light toned "Lilly" coloured fronted units with Silestone work surfaces and upstands and central island/breakfast bar. Features include; wide cutlery and pan drawers with organisers, concealed lighting, an excellent pantry cupboard with oak shelving and utility area with an inset stainless steel sink unit with preparation bowl, mixer tap and spray tap. Neff appliances include two integrated steam ovens with 'hide and slide' doors, induction hob with warming plate and concealed extractor hood above, fridge/freezer and a Bosch dishwasher. Oak flooring throughout, LED lighting, two tall contemporary radiators, additional panelled radiator, built in cupboard and internal door to the garage.



FIRST FLOOR LANDING

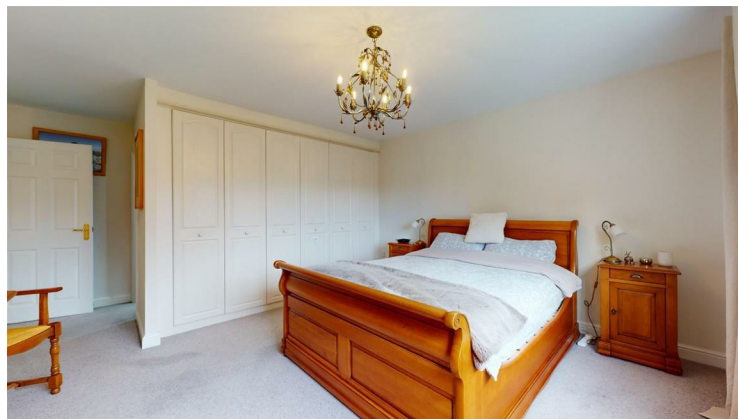
Access to loft, radiator and deep built in airing cupboard with radiator and slatted shelving.

BEDROOM ONE

4.75m x 3.66m plus wardrobes and recess (157" x 12" plus wardrobes and recess)



A spacious principal bedroom with a wide double glazed window to the front, range of fitted wardrobe units to one wall with light tone door fronts, hanging rails and shelving, TV aerial point and radiator.



EN SUITE

2.95m x 1.91m (98" x 63")



A luxury, highly appointed en suite shower room with attractive fully tiled walls. Comprising; a large shower enclosure with sliding screen and mains shower

valve with handset, wall hung wash basin with mixer tap and WC with concealed cistern. Fully tiled walls incorporating a large mirror with feature lighting, tall chrome towel radiator, vinyl tile effect flooring and double glazed window with frosted glass.

BEDROOM TWO

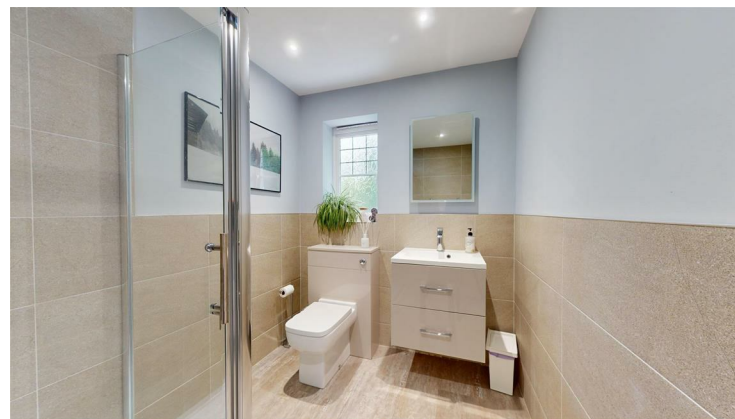
3.71m x 4.75m plus recess (122" x 157" plus recess)



Double glazed window to the rear with rural aspect, built in triple wardrobe unit, TV aerial point and radiator.

EN SUITE

2.49m x 1.93m (82" x 64")



A modern en suite with attractive part tiled walls featuring a large shower enclosure with mains shower valve with twin headset, vanity unit with wash basin and WC with concealed cistern. Tile effect flooring, chrome towel radiator and double glazed window to the side elevation.

BEDROOM THREE

4.34m x 2.82m (143" x 93")



Double glazed window to the front, laminate wood effect flooring, telephone point and radiator.

BEDROOM FOUR

4.04m x 2.67m (133" x 89")



Double glazed window to the rear with rural views and radiator.

BEDROOM FIVE

2.79m x 2.69m (92" x 810")



Double glazed window to the front and radiator.

FAMILY BATHROOM

2.69m x 2.31m reducing to 1.63m (8'10" x 7'7" reducing to 5'4")



Fitted with a modern suite comprising bath, vanity unit with wash basin and mixer tap and cabinet beneath and WC with concealed cistern. Attractive fully tiled walls, tall chrome towel radiator, vinyl tiled floor, extractor fan and double glazed window with frosted glass.

OUTSIDE



The property is approached over a long brick laid drive which is flanked to either side by shrubbery borders with various established shrubs and bushes, leading to a wide parking/turning area to the front. Parking for several cars as well as access to the integral double garage.

