williams estates

8 Chaucer Close, Ewloe, Deeside, Flintshire, CH5 3TU

£415,000

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EPC - D59 **Council Tax Band - F** **Tenure - Freehold**

Chaucer Close, Deeside
4 Bedrooms - House - Detached

Pleasantly situated in a cul-de-sac position on the highly regarded St. David's Park development located on the outskirts of Hawarden village. is this four bedroom detached house. The internal accommodation comprises in brief: Entrance Hall with Cloakroom/WC, Lounge, Dining Room, Kitchen and Utility Room. On the first floor there are four good sized Bedrooms, the Master having en-suite facilities, as well as a tasteful main Bathroom. Double glazing is installed as is gas fired central heating. Externally there is an ample driveway, and integral double Garage and pleasant Gardens to the front and rear.
EPC rating D 56 - Tenure freehold, Council tax - F

Description
An executive style four bedroomed detached family house with double garage and wrap around gardens being convenient for local amenities and benefiting from excellent road links.

Accommodation
Glazed external door with side panel leading into-

Entrance Porch
Open style canopy porch with pitched roof.

Entrance Hallway
With radiator and tiled flooring and staircase rising to first floor.

Cloakroom
With obscured glazed window to side elevation,White WC and pedestal handbasin, radiator and tiled flooring.

Living Room
15'1" x 14'7" (4.60 x 4.45 (4.59 x 4.44))
A spacious and light reception room which overlooks the private rear garden, with feature fireplace and hearth with inset living flame gas fire, TV point, double glazed patio door to rear, coved ceiling, radiator and double doors through to dining room.

Dining Room
14'10" x 8'8" (4.52 x 2.64)
With double glazed windows to rear. Radiator. TV point. Panelled door to kitchen/breakfast room.

Kitchen/Breakfast Room
14'5" x 11'4" (4.39 x 3.45)
Fitted with an extensive range of wall and base units and glass display units and complementary work surfaces over, incorporating an inset composite one and a half bowl drainer sink with mixer tap, integrated appliances to include a double oven and four ring gas hob with extractor above, dishwasher, fridge and freezer. With partially tiled walls and tiled flooring. Space for table and chairs. TV point. Panelled doors to under stairs storage and utility room, and two windows to the side elevation and radiator.

Utility room
8'6" x 4'10" (2.59 x 1.47)
Fitted with a range of wall and base units with contrasting work surfaces over,inset composite drainer sink with mixer tap, plumbing and void for an automatic washing machine and space for a tumble dryer. Radiator. Loft access. Partially tiled walls and tiled flooring .

Study
9'4" x 6'7" (2.84 x 2.01)
With double glazed window to the front elevation, Radiator. Telephone socket. Fitted units incorporating draws and a cupboard.

First Floor Landing
With a Staircase rising from entrance hall. Spindled balustrade. Loft access., airing cupboard with shelving and timber doors leading to all rooms.

Principle Bedroom
14'0" x 0'0" (4.27 x 0.00)
With Fitted wardrobes to one wall with matching bedside units and dressing table. Ceiling fan and light. Wood effect laminate flooring. TV point and telephone socket. Panelled door to en suite shower room.

En-suite
With an obscured window to the front elevation, Radiator, White pedestal handbasin and WC. Tiled shower cubicle with mixer shower. Extractor and tiled flooring.

Bedroom Two
11'7" x 11'7" (3.53 x 3.53)
With fitted wardrobes, panelled radiator and double glazed window to the front elevation.

Bedroom Three
12'0" x 8'11" (3.66 x 2.72)
With double glazed window to rear, radiator and sliding mirrored fitted wardrobes.

Bedroom Four
8'11" x 8'5" (2.72 x 2.57)
With fitted wardrobes and double glazed window to the rear elevation and radiator.

Family Bathroom
Comprising of a white three piece suite: panelled bath with mixer tap, mixer shower over and shower screen, pedestal handbasin with mixer tap and WC. Extractor. Fully tiled walls and tiled flooring and radiator.

Garage
With pitched roof which offers loft space storage, up and over door to front, electrics, double glazed window to side and integral door from utility room. Internal water tap and shelving.

Outside
To the front of the property is a wide tarmac driveway providing ample off road parking for numerous vehicles with lawned gardens and established borders to either side leading to the double garage. A flagged pathway to the side of the garage allows access to the rear via a timber gate.
To the rear is a private garden South facing garden which backs onto open fields which is mostly laid to lawn with mature planting to the borders.There is also a raised and flagged seating area, timber shed and an outside tap.

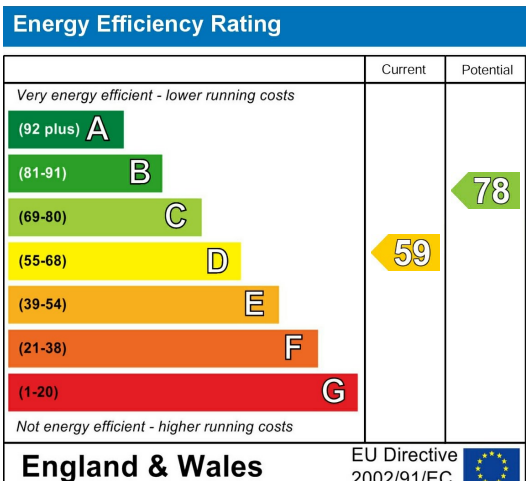
Directions
From Mold take the A494 towards Queensferry, proceeding through the traffic lights at Alltami and on reaching the junction with the A55 join the dual carriageway (A494) towards Queensferry. Take the first exit signposted for Buckley, at the roundabout take the last exit under the flyover. At the roundabout (next to the St David's Park Hotel) take the third exit, follow this road around and take the fifth exit to Longfellow Avenue, continue up the avenue and Chaucer Close will be the sixth turning on the right.

Ground Floor

First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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