



## 8 The Highcroft, Connah's Quay, Flintshire, CH5 4SD

**£450,000**

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**EPC - A100**

**Council Tax Band - E**

**Tenure - Freehold**

# The Highcroft, Connah's Quay

## 5 Bedrooms - House - Detached

**\*\* NO ONWARD CHAIN\*\*** A stunning four/five bedroom detached property with SEPERATE ANNEXE which is located on a quiet cul-de-sac on the Fair Oaks Estate in Connahs Quay. The main house offers spacious family accommodation with entrance hallway, living room, open plan kitchen / dining room, cloakroom, second reception room, and utility to the ground floor. The first floor includes four double bedrooms and a family bathroom, the principal bedroom having en-suite and balcony overlooking the garden. Photovoltaic Solar panels fitted with battery storage system.

The Annexe offers a large open plan kitchen / living area with balcony, bedroom with en-suite, and separate shower room.

Tenure - Freehold Council Tax Band - E. EPC - A-107 Annexe Council Tax Band - B



### Accommodation

A canopy porch with pitched and tiled roof and courtesy lamp.

### Entrance hallway

6'0" x 14'11" (1.84 x 4.56)

With uPVC double glazed front entrance door and side panels. Radiator. laminate flooring. Spindled staircase rising to first floor. Panelled doors to kitchen/breakfast room and snug.

### Snug/ Bedroom Five

9'1" x 14'11" (2.79 x 4.55)

Currently being utilised as a bar and snug area with a uPVC leaded glazed window overlooking the front of the property and radiator, coved ceiling, power points and tv point.

### Open Plan Kitchen

26'10" x 9'6" (8.19 x 2.90)

A spacious open plan kitchen with two uPVC leaded double glazed windows to rear. Radiator, a range of shaker style wall, base and drawer units with complementary wood block surfaces over incorporating composite sink and drainer with mixer tap and "slot-in" Rangemaster cooking range with filter type extractor above. Partially tiled walls and ceramic tiled floor.

### Living Room

11'2" x 17'8" (3.41 x 5.39)

Being open plan from the kitchen with a recess housing a multi fuel stove with brick surround and oak mantle over, two radiators, leaded uPVC window to the front elevation and sliding uPVC doors which lead to the rear garden and patio area and spot lights.

### Inner hallway

8'1" x 8'5" (2.48 x 2.59)

With the continuation of the tiled flooring from the kitchen, space for double fridge freezer, space and void for washing machine with worktops over, radiator, wall mounted combination boiler.

### W.C

With obscured window to the rear elevation, low level w.c, heated towel rail, wall hung basin with splash back tiling and tiled flooring.

### Utility Room

7'5" x 6'5" (2.27 x 1.96)

having a range of base units with worktops over, wall units over, tiled flooring, plumbing and void for washing machine and space for tumble dryer. An external door leads out into the rear garden.

### First Floor Landing

Bright and spacious landing with window overlooking the front of the property and doors leading off to all rooms.

### Principal Bedroom

11'3" x 15'4" (3.43 x 4.69)

Spacious bedroom which is flooded with natural light from the double patio doors and glazed panels which lead off to the balcony which over looks the rear garden. Timber door leading to :

### En-Suite

Having a corner shower cubicle with electric shower and partially tiled walls, vanity wash basin, w.c tiled flooring and large double glazed window to the rear elevation



### Bedroom Two

11'1" x 11'3" (3.38 x 3.44)

Another spacious double room with large double glazed window overlooking the front of the property.

### Bedroom Three

9'1" x 8'0" (2.78 x 2.44)

Lovely bright room with large double glazed window overlooking the front garden.

### Bedroom Four

9'1" x 8'11" (2.78 x 2.74)

Having a double glazed window overlooking the rear garden and a radiator.

### Family Bathroom

Comprising of a modern suite which includes a P-shaped bath with shower over with tiled walls to rear and side of the bath, vanity wash basin with tiled splash back, w.c and chrome ladder style radiator.

### Garden

To the front of the property is a driveway which offers parking for multiple vehicles and leads to the garage and pathway leading to the rear garden. Mature hedging edges to the boundaries either side and an area with slate chippings.

To the rear is a lovely large private garden which is fully enclosed with timber fencing, decked area which sits under a large gazebo which houses the electric hot tub. There is also a stone circular patio area perfect for those summer barbeques. There is mature planted trees and shrubs with gravelled borders.

### The Annexe

Access is via a separate entrance via a concrete pathway to the side of the property. With canopy and uPVC part glazed door leading into:

### Entrance Hallway

13'1" x 5'6" (4.00 x 1.70)

Entering the annexe through its own entrance into this spacious hallway, storage cupboards with mirrored sliding doors, stairs raising off to the first floor and door leading into the shower room.

### Shower Room

9'8" x 2'11" (2.95 x 0.89)

Having a shower with electric shower, vanity wash basin and w.c partially tiled walls and tiled flooring.

### First Floor Landing

### Bedroom

9'9" x 10'0" (2.98 x 3.07)

Bright and spacious room with large window to the front elevation and timber sliding doors leading into the en-suite.

### En-suite

Having a shower with electric shower, vanity wash basin and w.c partially tiled walls and laminate flooring.

### Lounge and Kitchen

15'9" x 16'6" max (4.82 x 5.04 max )

Fabulous open plan which is flooded with natural light from double doors and floor to ceiling windows which lead out onto the rear garden. The modern kitchen comprises cream coloured units with wood effect work surfaces over, intergrated gas hob and electric oven and a central island. Views over the private rear garden and stairs raising off to the :

### Mezzanine

10'8" x 16'6" (3.26 x 5.04)

Fabulous space with glass balustrade over looking the kitchen area.

### Directions

From our Mold office turn right and proceed to the roundabout and take the first exit on to Lead Mills and proceed to the next roundabout and take the fourth exit onto King Street and carry on until you reach the traffic lights and turn left. Follow the road until you reach the traffic lights at Northop and turn right onto B5126 Connah's Quay Road and follow for approx 1mile where road merges into Mold Road. Then turn left into Fairoaks Drive and left again into Highcroft, where upon the property will be found on the right hand side.





Ground Floor  
Floor area 78.5 m<sup>2</sup> (845 sq.ft.)



First Floor  
Floor area 66.5 m<sup>2</sup> (715 sq.ft.)



Annex  
Ground Floor  
Floor area  
10.6 m<sup>2</sup>  
(114  
sq.ft.)



Annex First Floor  
Floor area 34.5 m<sup>2</sup>  
(371 sq.ft.)

TOTAL: 190.0 m<sup>2</sup> (2,045 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	100
(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	

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