



Brambles 1 Higher Common Close, Buckley, Flintshire, CH7 3PN

£365,000

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EPC - C72

Council Tax Band - F

Tenure - Freehold

Higher Common Close, Buckley

4 Bedrooms - House

Detached dormer bungalow in the popular village of Buckley with three/four bedrooms and briefly comprising: Living room, kitchen/dining room, bathroom, conservatory, two bedrooms and cloakroom to the ground floor and two further bedrooms and en-suite to the first floor. Tenure - Freehold. Council Tax Band - F EPC Rating - B-72



Accommodation

The property is approached via a brick paved driveway which leads to double glazed double doors which open into the porch.

Porch

Having a uPVC part glazed door that leads into :

Entrance Hallway

Bright and spacious hallway with doors leading off to all rooms and a turned staircase rising off to the first floor, under stair storage cupboard, radiator and wooden flooring.

Living Room

13'10" x 13'9" (4.24 x 4.2)

Lovely bright living room with large uPVC double glazed bay window over looking the front garden, wooden flooring and a radiator.



Kitchen / Dining Room

24'7" x 13'10" (7.5 x 4.22)

Large kitchen/dining room having a range of base, drawer and wall units with complimentary work surfaces over, built in electric oven and inset electric hob with concealed extractor fan over, double glazed picture window over looking the rear garden, double glazed patio doors leading to the rear garden and a small window looking over to the garden. Linoleum flooring and door leading into :

Inner Hallway

With door leading into cloak room and door leading to the side elevation.

Cloakroom

Having w.c, wash hand basin and small double glazed window to the side elevation.

Bathroom

9'10" x 8'11" (3.0 x 2.74)

Large bathroom with shower enclosure, tiled panelled bath, w.c, and pedestal wash basin. Fully tiled walls and floor and double glazed obscured window to the rear elevation.



Bedroom Three

10'9" x 10'9" (3.3 x 3.3)

Spacious double room with double glazed window overlooking the front elevation and a radiator.

Bedroom Four / Dining Room

13'9" x 9'10" (4.2 x 3)

Having wooden flooring and double glazed patio doors leading into :

Conservatory

12'9" x 11'1" (3.9 x 3.4)

Having a brick built wall to one side with high level double glazed windows, large double glazed windows overlooking the rear garden and double glazed double doors leading to the covered decked seating area and the garden beyond.

Bedroom One

14'5" x 13'1" (4.4 x 4)

Lovely bright room with double glazed window overlooking the front elevation with a window seat below, walk-in wardrobe and door leading to :

En-Suite

Having a shower enclosure, vanity wash basin with fitted cupboards beneath , w.c, fully tiled and double glazed window to the rear elevation.

Bedroom Two

14'1" x 13'10" (4.3 x 4.22)

Bright and spacious room with double glazed window overlooking the front elevation, built in storage and a radiator.

Landing

Spacious galleried landing with door off to all rooms, roof windows and storage cupboards.

Outside

The front of the property has brick built walls to the front and both sides and a brick paved driveway providing ample parking and access to the front of the property with timber gates and paths to either side of the property leading to the rear garden.

The rear garden has a large paved patio to the rear with an archway leading to the lawned area and another archway which leads to the patio area at the rear of the property, timber fencing to all side with mature shrubs and trees providing privacy to the rear garden.

Directions

Garage

18'3" x 10'8" (5.58 x 3.27)

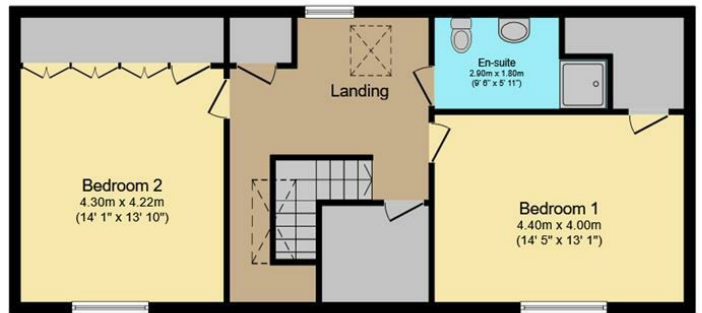
Having a metal up and over door and a door accessing the pathway to the side of the property.





Ground Floor

Floor area 136.9 m² (1,474 sq.ft.)



First Floor

Floor area 72.3 m² (778 sq.ft.)

TOTAL: 209.2 m² (2,252 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		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.