



**Mullion, 38 Drury Lane, Drury,
Flintshire, CH7 3DU**

£239,999

 2  1  1  C

EPC - C71 Council Tax Band - D Tenure - Freehold

Drury Lane, Drury

2 Bedrooms - Bungalow - Semi Detached

An immaculate two bedroom semi-detached bungalow located in the sought-after village of Drury. Having been totally renovated to create a bespoke, individually designed property with a thoughtful interior design. Being versatile and light in nature, and in pristine condition both internally and externally, this is not one to be missed...

Having lovely countryside views, viewing is highly recommended! Comprising of a superb modern kitchen with a range of integrated appliances, inner hallway, spacious lounge, two stylish double bedrooms, detached garage and an elegant contemporary family bathroom with a lovely four piece suite. Close to a range of amenities which include schools (both primary and secondary), a farm shop, medical centre, bus stops and convenience stores. The front is exceptionally well presented, having a gravelled driveway which offers ample parking for multiple vehicles. To the rear, stunning country and garden views are on offer thanks to the raised decked area, whilst Indian sandstone patios add to the visual appeal. Being south facing, you are sure to get the sun all day long. Tenure: Freehold. EPC Rating: 71 C. Council Tax Band: D.



Accommodation

Entrance is via a lovely front door, leading into the

Kitchen

8'9" x 9'9" (2.68m x 2.98m)

Being a modern kitchen, having a stunning range of high gloss wall, drawer and base units with a complimentary worktop over, with an inset one and a half sink and mixer tap. The kitchen has a range of integrated appliances which consist of a four ring induction hob with extractor fan above, fridge, freezer, oven and washing machine. There is a modern anthracite radiator, dimmable lighting, power points, door leading to the inner hallway and a convenient pull out larder cupboard. The kitchen also has lovely porcelain floor tiles and a uPVC double glazed window which offers fabulous countryside and garden views.

Inner Hallway

Having inset spotlights, laminate flooring and doors leading off.

Living Room

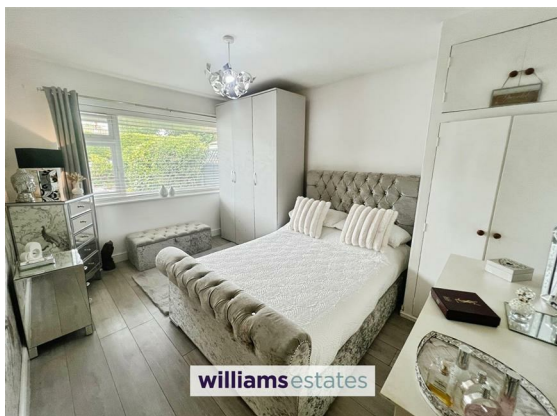
10'5" x 16'6" (3.19m x 5.03m)

Having uPVC French doors leading out to a raised decked area which offers superb views stretching across the Clwydian range, a beautiful feature fireplace with electric fire, dimmer lights, power points, TV point and radiator.

Family Bathroom

5'4" x 6'10" (1.64m x 2.10m)

A beautifully finished modern family bathroom with a stunning four piece suite comprising of a freestanding bathtub complete with a freestanding mixer tap and hand held hose, enclosed shower with rainfall shower head and hand held hose, hand wash basin with a mixer tap set within a high gloss vanity unit and WC. This truly fantastic bathroom also has fully tiled walls and flooring, chrome towel radiator, frosted uPVC double glazed window to the side elevation and inset spotlighting.



Bedroom One

9'10" x 13'1" (3.00m x 4.01m)

Being a double bedroom, having built in storage which houses the boiler, laminate flooring, loft access hatch, radiator, power points and a uPVC double glazed window to the front elevation.

Bedroom Two

9'11" x 9'10" (3.04m x 3.01)

Being a double bedroom, having laminate flooring, radiator, power points and a uPVC double glazed window overlooking the front elevation.

Outside

To the front, the property boasts kerb appeal, featuring a beautifully maintained gravel driveway that provides ample off-road parking for multiple vehicles. A charming timber gate to the side offers convenient access to the rear of the property.

To the rear, an outstanding architecturally designed garden awaits—meticulously landscaped to take full advantage of its generous proportions and breathtaking setting. A stunning expanse of Indian sandstone paving adds elegance and continuity throughout, complemented by a raised, decked seating area that commands panoramic views of the surrounding countryside and the majestic Clwydian Range.

A neatly kept lawn adds a splash of greenery, while an additional sandstone patio provides the perfect space for alfresco dining and entertaining. The garden is further enhanced by a well-sized, detached garage offering excellent storage and functionality. Framed by mature trees and a rich variety of shrubbery, the entire garden is enclosed by quality timber fencing, creating a wonderfully private and tranquil outdoor retreat.

Garage

19'3x 9'4 (5.87mx 2.84m)

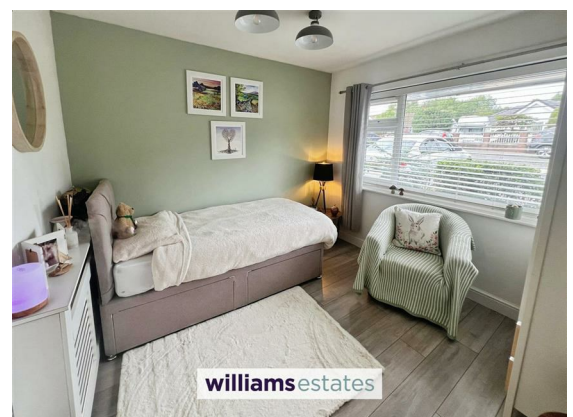
A useful space for parking vehicles or storage. Having an up and over door, power and lighting.

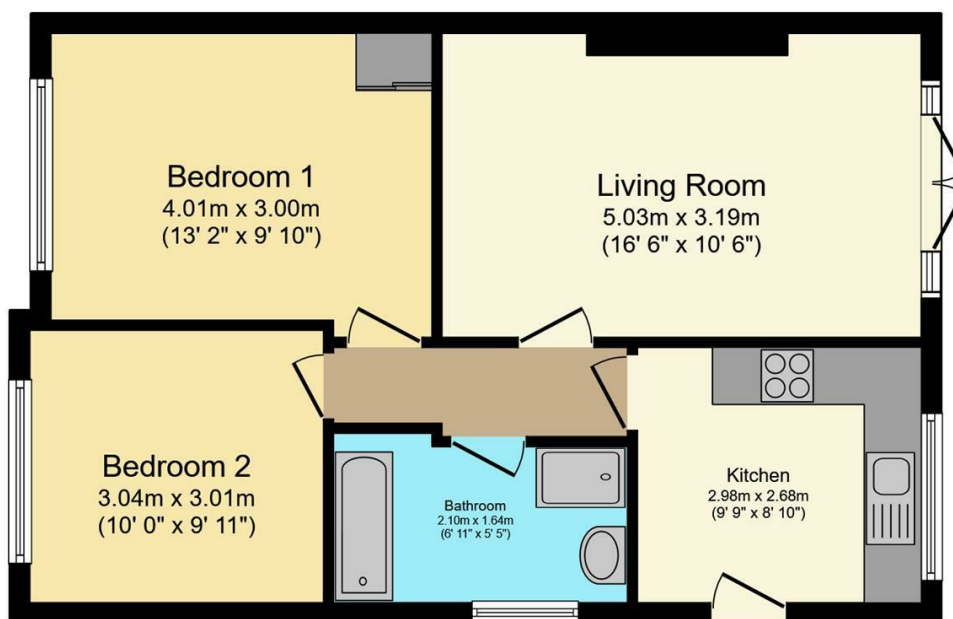
Directions

From Chester Street in Mold, head west/southwest toward Buckley (via Mold Road/A5119 and A549).

Continue toward Buckley, entering the Drury area.

Turn onto Drury Lane and proceed to number 38.





Floor Plan
Floor area 55.1 sq.m. (594 sq.ft.)

Total floor area: 55.1 sq.m. (594 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

williams
estates

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

williamsestates

Call us on
01352 372111
Mold@williamsestates.com