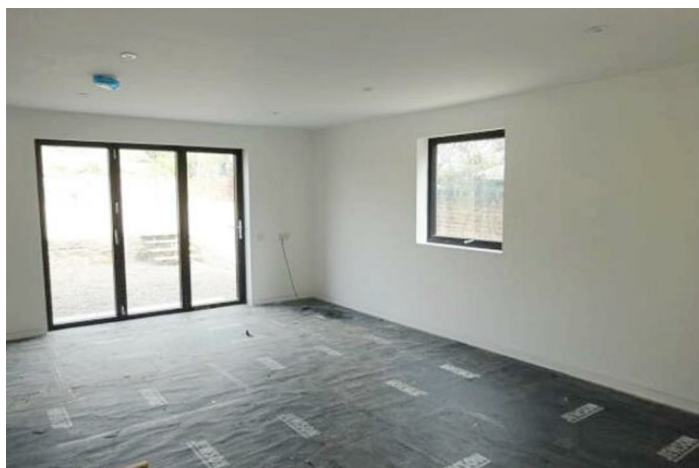




7 Middle Lane, Denbigh, LL16 3UW

£350,000

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EPC - C79

Council Tax Band - D

Tenure - Freehold

Middle Lane, Denbigh

4 Bedrooms - House

An impressive and energy-efficient four-bedroom property set within the historic market town of Denbigh. Built to a high specification exceeding Building Regulations, this modern eco home combines contemporary style with sustainable living. Conveniently located close to local shops, schools, and public services, the property benefits from an air source heat pump providing hot water and heating with individual thermostatic controls for maximum efficiency.

Set over three floors, the accommodation comprises, entrance hall, utility/WC, and an open-plan lounge/kitchen with access to the rear garden. To the first floor master bedroom with en-suite, wet room, second bedroom, and family bathroom. To the second floor-Two further well-proportioned bedrooms.

Double timber gates open onto a gravelled driveway with ample off-street parking.

The low-maintenance rear garden features gravelled areas, decorative borders with plants and shrubs, and timber steps leading to a seating area outside the lounge.

Viewing is highly recommended.

Also Available to rent for £1,130 per month.



Reception Hall

Utility/ W.C.

6'11" x 6'1" (2.11m x 1.86m)

Kitchen/Lounge

28'8" x 19'8" (8.75m x 6.01m)

Wet Room

6'9" x 3'6" (2.06m x 1.09m)

Bedroom One

15'5" x 9'2" (4.70m x 2.80m)

En Suite Wet Room

6'7" x 3'10" (2.02m x 1.19m)

Family Bathroom

7'4" x 5'11" (2.24m x 1.81m)

Bedroom Two

13'5" x 10'11" (4.10m x 3.34m)

Bedroom Three

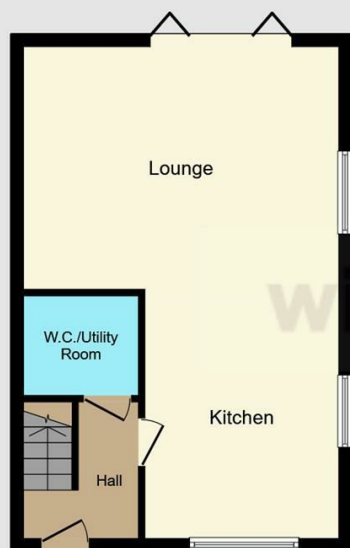
16'4" x 9'0" (4.98m x 2.75m)

Bedroom Four

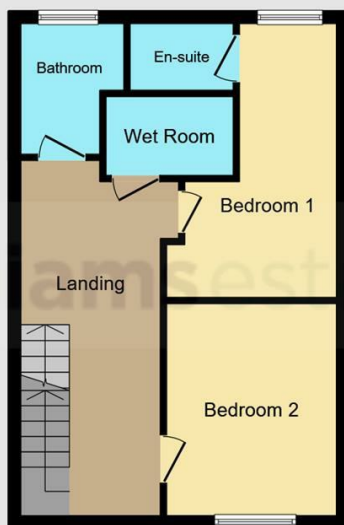
12'11" x 8'11" (3.96m x 2.74m)

Outside

Double timber gates open onto a gravelled driveway, providing ample off-street parking. A paved pathway leads to the front entrance. The rear garden is designed for low maintenance, featuring gravelled areas complemented by decorative borders with established plants and shrubs. Timber steps lead down to an additional gravelled seating area just outside the lounge. The garden is fully enclosed by a combination of brick walling and timber fencing, offering both privacy and security.



Ground Floor



First Floor



Second Floor

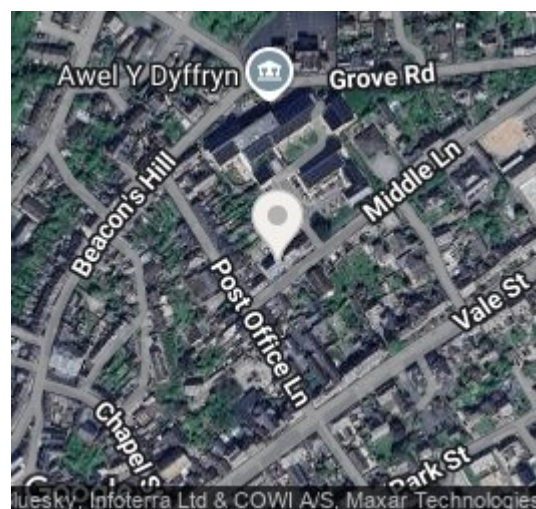
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	79	
(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	



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.

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