

**10 Calthorpe Drive, Prestatyn,
Denbighshire, LL19 9RF**

£479,950

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EPC - D59

Council Tax Band - F Tenure - Freehold

SUMMARY

Located in the sought-after area of Calthorpe Drive, Prestatyn, this charming detached house offers a perfect blend of space, comfort, and convenience.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With five well-proportioned bedrooms and beautifully spacious gardens there is ample room for everyone, ensuring privacy and comfort. The property also includes two modern bathrooms, catering to the needs of a busy household.

One of the standout features of this home is the adjoining one-bedroom annex, which provides additional living space that could serve as a guest suite or home office. Viewing is highly recommended to fully appreciate.

No Onward Chain



Accommodation

via a UPVC double-glazed door with double-glazed windows adjacent gives access to:

Entrance Porch

Having tiled flooring and a perfect space for shoe storage, timber feature glazed window gives access to:

Entrance Hallway

8'4" x 6'5" (2.55m x 1.98m)

Having lighting, power points, a radiator, stairs to the first floor and doors off.

Cloakroom

Comprising of a Victorian style two-piece suite, low flush W.C., wall hung hand wash basin, lighting, storage cupboards with shelving and hanging rail, and an under-stairs storage cupboard being a good size.

Lounge

16'5" x 14'1" (5.02m x 4.31m)

Currently used as a dining room, this room benefits from lighting, power points, a radiator, a double glazed feature glass bay window onto the front elevation, a double glazed window onto the side, a beautiful cast iron fire with feature tiles housing a coal effect gas fire with marble surround and hearth.

Dining Area

13'0" x 9'9" (3.97m x 2.98m)

Having lighting, power points, a door leading into the kitchen, arch way giving access to the living room, and a double glazed tilt and slide door with a double glazed glass panel adjacent gives access to the rear garden and allows a lot of natural light into the room.

Living room

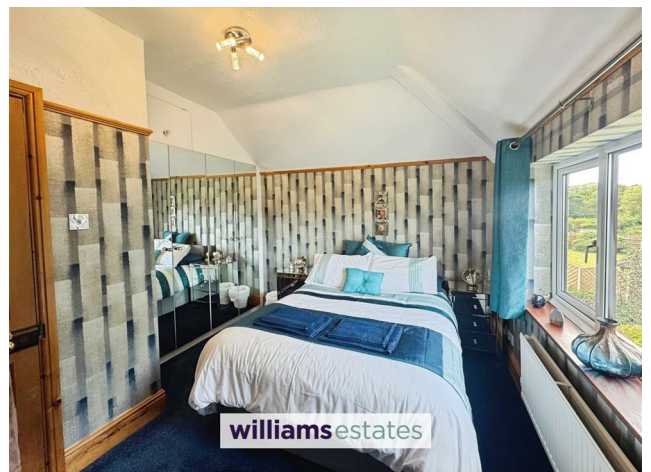
22'5" x 11'11" (6.84m x 3.64m)

Having lighting, power points, two radiators, a stained glass arch window onto the side elevation, a beautiful cast iron feature fireplace with coal effect gas fire with complimentary surround and hearth, two sets of double glazed French doors enjoying views over the rear garden and giving access to the timber decked balcony.

Kitchen

13'1" x 12'0" (4.00m x 3.67m)

Comprising of wall, drawer and base units with complimentary worktop over, power points, integrated dishwasher, integrated washing machine, stainless steel dual range cooker with stainless steel extractor fan over, stainless steel sink and drainer with mixer tap over, partially tiled walls, fully tiled floor, inset spot lighting, uPVC double glazed door and a uPVC double glazed door giving access to the rear garden.





Stairs to the First Floor Landing

Having a turn staircase with a large stained glass window, lighting, power points, a loft access hatch and doors off.

Bedroom One

11'8" x 12'5" (3.58m x 3.79m)

Having lighting, power points, a radiator, uPVC double glazed window onto the front elevation and a door off into the en-suite.

En-Suite

12'4" x 4'3" (3.77m x 1.31m)

Comprising of a modern suite with built-in low flush W.C., and a hand-wash basin, a good-sized walk-in shower with a glass screen and a wall-mounted stainless steel shower, uPVC double glazed window onto the side elevation, wall mounted modern radiator, partially tiled walls, tiled flooring, extractor fan, lighting and a wall mounted cupboard.

Bedroom Two

10'6" x 13'1" (3.22m x 4.01m)

Having fitted wardrobes, lighting, a radiator, power points and a uPVC double glazed window onto the side elevation.

Bedroom Three

11'10" x 10'9" (3.62m x 3.28m)

Having lighting, power points, a radiator and a uPVC double glazed window overlooking the rear garden.

Bedroom Four

9'9" x 11'4" (2.99m x 3.46m)

Having mirrored fitted wardrobes, lighting, power points, a radiator and a uPVC double glazed window overlooking the rear garden.

Bedroom Five

6'1" x 12'9" (1.86m x 3.91m)

Currently being used as a dressing room, this room benefits from lighting, power points, a radiator, a uPVC double glazed window onto the side elevation, and this room also houses the gas boiler.

Family Bathroom

8'0" x 6'2" (2.45m x 1.89m)

Comprising of a low flush W.C., Hand-wash basin with built-in vanity unit, jacuzzi style bath with wall-mounted stainless steel shower head over with a glass splash screen, fully tiled walls and flooring, inset spot lighting and a uPVC double glazed obscure window onto the side elevation.

Annex

Having a uPVC double glazed obscure glazed door and a glass panel adjacent gives access to:



Kitchen

8'11" x 6'0" (2.73m x 1.85m)

Comprising of wall, drawer and base units with a complimentary worktop over with an incorporated breakfast bar, stainless steel sink and drainer with a mixer tap over, void for an under-counter fridge, a radiator, laminate flooring and an archway giving access to:

Annex Lounge

11'10" x 8'2" (3.61m x 2.50m)

Having a wall-mounted electric fire, power points, laminate flooring and a uPVC double glazed bay window onto the front elevation.

Annex Bedroom

8'2" x 7'3" (2.49m x 2.21m)

Having a uPVC double-glazed French door giving access to the rear garden, laminate flooring, power points and a radiator.

Annex Bathroom

6'5" x 5'9" (1.96m x 1.76m)

Comprising of a low flush W.C., bath with a shower over and a glass splash screen, a vanity unit with a built-in hand wash basin and a wall-mounted chrome heated towel rail.

Outside

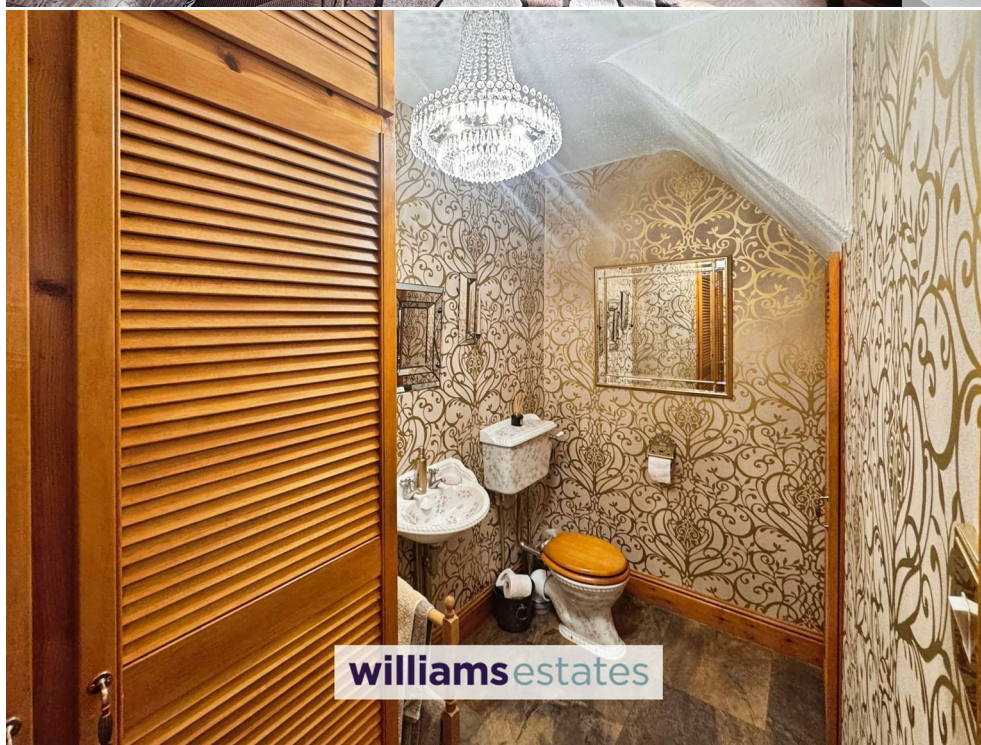
Approached via a block-paved driveway with ample space for off-road parking with wrought iron gates, bounded by stone walling, bushes and shrubs, a gravelled area and a path leading to the front door and a timber gate giving access to the rear garden.

Rear Garden - Being beautifully landscaped with a few patio areas perfect for open air dining, being mainly laid to lawn, summer house, ornamental pond with a foot bridge leading to a garden shed ideal for storage, bounded by hedges, trees and shrubs and some timber fencing. The rear garden also provides direct personal access to the Prestatyn to Dyserth walkway, perfect for dog walking or access to the golf club.

Directions

Proceed from the Prestatyn office to the mini roundabout, continuing onto Meliden road, taking the left-hand turn onto The Avenue, taking the first right onto Calthorpe Drive and continuing round the corner, and the property can be found on the left-hand side.







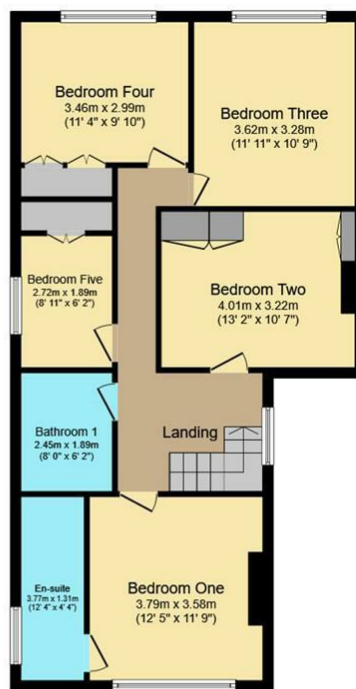
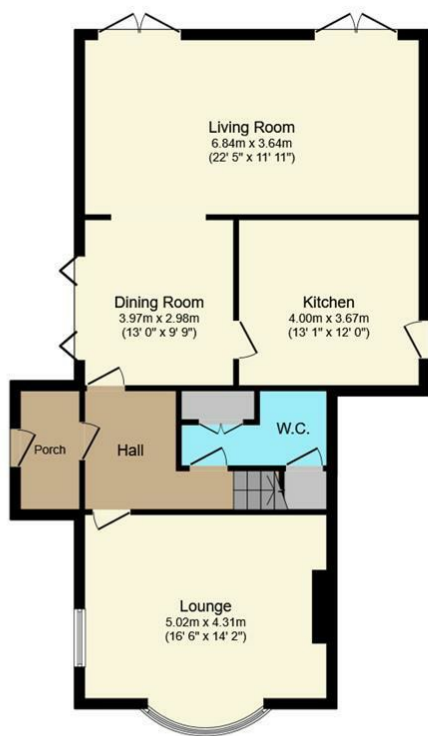
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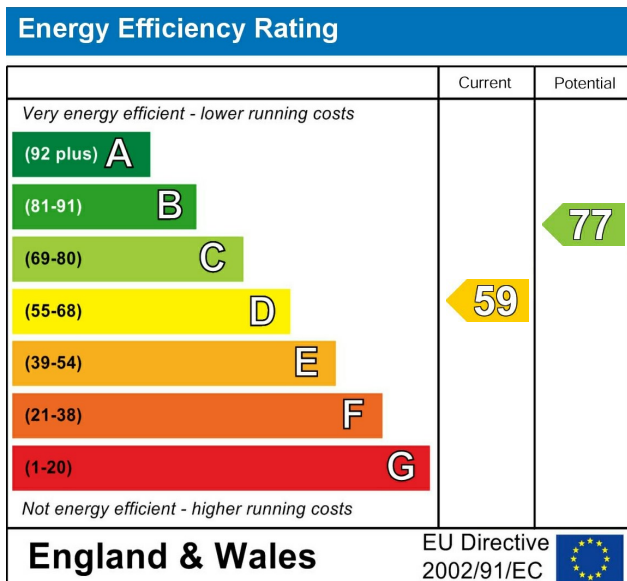


Total floor area: 190.6 sq.m. (2,051 sq.ft.)

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

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