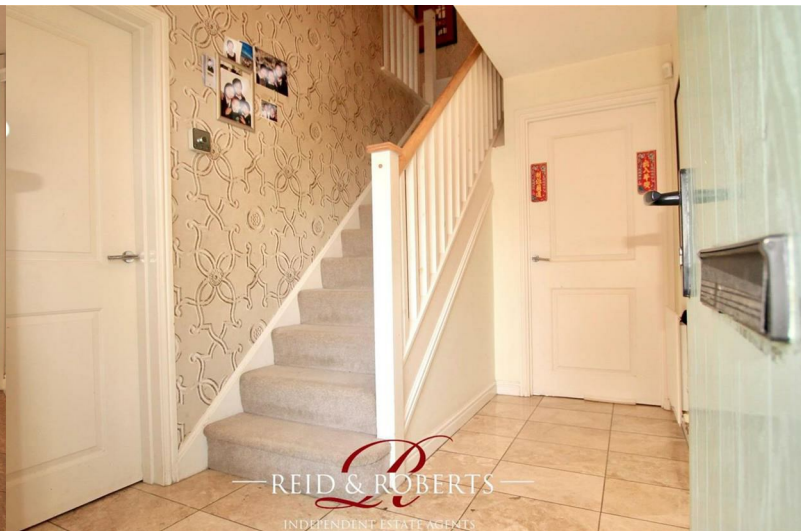




## 2 Butterley Drive

Buckley, CH7 3GA

£355,000



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## PROPERTY DESCRIPTION

Reid and Roberts Estate and Letting Agents are delighted to welcome to the market this well presented Detached House being the former Show Home located on the favourable 'Heath;ands' development on the periphery of Buckley. The property was built in 2012 by the popular builder Redrow and boasts spacious and versatile accommodation making it the perfect family home.

In brief the property comprises: welcoming Entrance Hallway, Lounge, generous size open plan Kitchen/Diner, Utility Room and W.C. to the ground floor with Four Bedrooms, master having En Suite facilities and a Family Shower Room to the First Floor. The property is situated on a corner plot and offers a good feeling of space to the front, side and rear. A driveway provides ample 'Off Road' parking and leads to a detached Double Garage that has been converted providing additional accommodation that could be utilised as an Office, Playroom or further Reception Room. The property benefits from Gas Central Heating and Double Glazing throughout.

Buckley town centre offers a wide range of amenities of which include, shops, schools, public houses and transport along with recreational and sporting facilities. Buckley also offers a Local train station offering links to the North and North West regions. Buckley is a town and community of Flintshire and is located approximately 2 miles from the town of Mold and is contiguous with the villages of Ewloe, Mynydd Isa and Alltami.

## ACCOMMODATION COMPRISES

The property is approached via a driveway providing ample 'Off Road' parking leading to a detached garage. A pathway leads to the front entrance.

Composite front door opens into:

### Entrance Hallway

A welcoming entrance hallway comprising single panelled radiator, high gloss tiled flooring, power points and frosted uPVC double glazed window to front elevation.

Stairs lead to the first floor accommodation and doors open into the Lounge, Kitchen and WC.

### Lounge

14'11" x 11'6" (4.57 x 3.51)

Having feature marble effect fire surround with electric fire, t.v. aerial point, telephone point, tiled flooring, double panel radiator and double glazed bow window to the front elevation.

### Ground Floor W.C.

Fitted with a two piece suite comprising low level flush WC and floating wash hand basin with chrome mixer tap. Splashback wall tiling, tiled flooring, frosted uPVC window to side elevation and radiator.

## Kitchen/Diner

24'8" x 11'10" (7.53 x 3.61)

Fitted with a range of cream wall, drawer and base units with granite work surfaces over, one and a half bowl stainless steel sink unit with drainer and adjustable chrome mixer tap with splash back wall tiling. Fitted with a range of integrated appliances to include four ring gas hob, stainless steel extractor fan, eye level oven, microwave, fridge, freezer and dishwasher. This open plan area provides the perfect space for a large family sized dining table, recessed spotlights, tiled flooring, tv and telephone points, under stairs storage cupboard, radiators, two uPVC double glazed windows to the rear elevation, door leading into the utility and sliding doors leading out onto the garden.

## Utility Room

6'3" x 5'3" (1.93 x 1.61)

Fitted with a range of wall and base units with granite work surfaces over, stainless steel sink unit with drainer and mixer tap, splashback wall tiling, void and plumbing for washing machine and cupboard housing central heating boiler. Single panel radiator, tiled flooring and wood effect Upvc door leading to the side elevation

## STAIRS FROM HALLWAY LEAD TO

### First Floor Landing

L-shaped landing with single panel radiator, loft access point and access to all first floor accommodation.

### Bedroom One

13'3" x 11'6" (4.04 x 3.52)

Spacious Master bedroom benefitting from fitted wardrobes providing useful storage, single panel radiator and double glazed window to front elevation.

Door opening into:

### En Suite

Fitted with a three piece suite comprising double shower unit with over head rain shower with adjustable attachment, low level flush WC, and floating hand wash basin with chrome mixer tap. Partial wall tiling to dado height, tiled flooring, chrome heated towel rail, shaver point, extractor fan, frosted uPVC double glazed window to side elevation.

### Bedroom Two

12'4" x 8'10" (3.76 x 2.70)

Fitted with a range of wardrobes providing storage, coved ceiling, single panel radiator and double glazed window to the front elevation

### Bedroom Three

10'9" x 9'3" (3.29 x 2.82)

Having coved ceiling, single panel radiator and double glazed window to the front elevation

Tel: 01352 700070

### Bedroom Four

8'11" x 7'5" (2.73 x 2.28)

having single panel radiator and double glazed window to the front elevation

### Family Showerroom

10'3" x 5'6" (3.14 x 1.68)

Fitted with a three piece suite comprising of walk in shower with adjustable mains shower, floating wash hand basin with chrome mixer tap and low level flush w.c. Recessed spotlights, fully tiled walls and flooring, shaver point, heated towel rail, storage cupboard and frosted double glazed window to the side elevation.

### OUTSIDE

Externally the front the property has a large driveway providing 'Off Road' parking for a number of vehicles leading to the former Redrow Sales/Marketing Suite - a detached double garage with uPVC windows and doors to the front elevation offering an versatile additional living space. A pathway leads to the front entrance. The rear garden is designed with low maintenance in mind being mostly paved with a raised patio area to the rear. The garden is private and fully enclosed.

### Double Garage

17'10 x 17'7 (5.44m x 5.36m)

The former Marketing Suite for Redrow, this space offers great versatility and makes a useful addition to the main house. Upvc double glazed windows and doors to the front elevation, Upvc door to the side, tiled flooring and loft space providing storage

### EPC Rating - C

### Council Tax - Band F

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

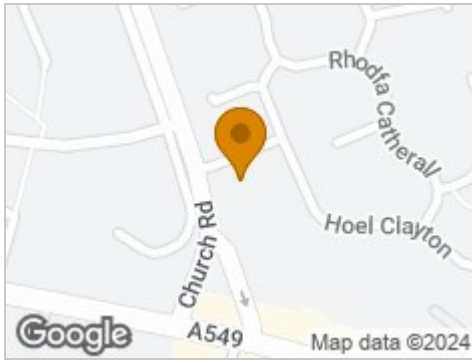
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



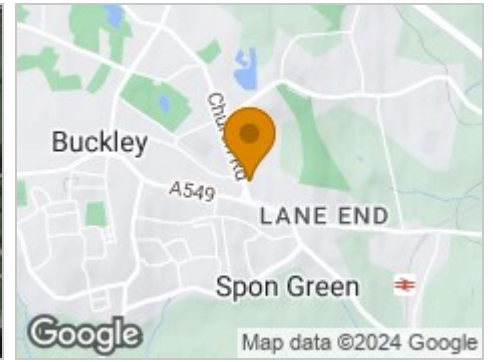
## Road Map



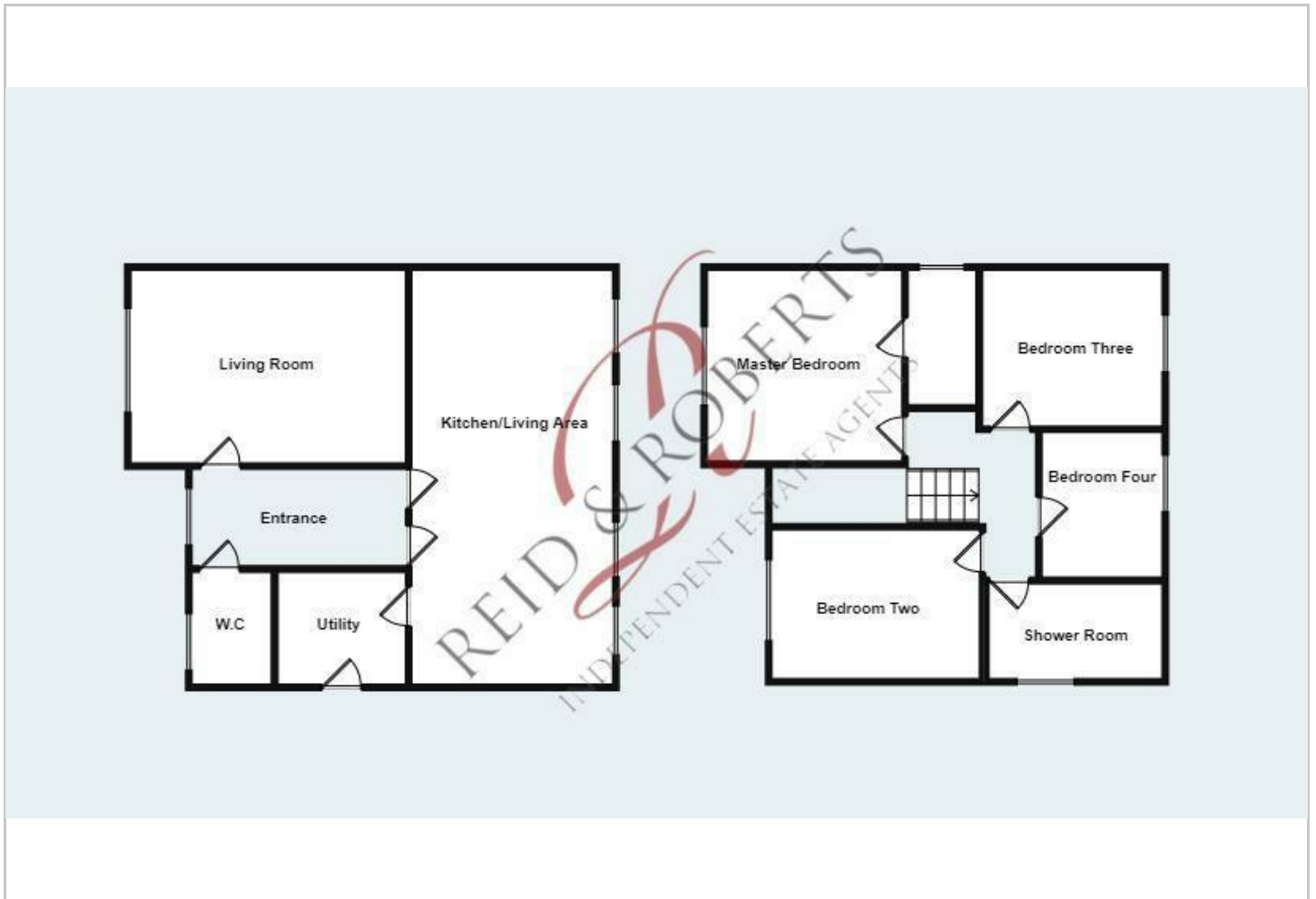
## Hybrid Map



## Terrain Map



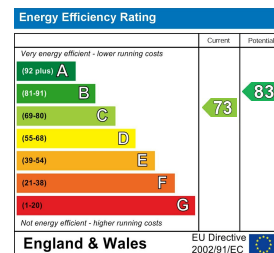
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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