



— REID & ROBERTS —
INDEPENDENT ESTATE AGENTS

Woodland View Raikes Lane

Sychdyn, Mold, CH7 6LR

£550,000



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Accommodation Comprises

The property is approached via double wooden gates leading to a graveled driveway providing ample 'Off Road' parking for several vehicles extending to the side of the property.

Composite Door with glass inset leads into;

Porch

4'9" 3'9" (1.470m 1.149m)

Offering a useful area for shoe and coat storage with quarried tile flooring, ceiling light point and double glazed window to the front elevation.

Oak door with glass inset leads into:

Entrance Hallway

11'11" x 5'5" (3.646m x 1.661m)

Offering a warm welcome to the property with original staircase leading to the first floor accommodation, single panel radiator and phone point.

Snug

12'11" x 11'11" (3.950m x 3.645m)

A well presented and versatile room with feature slate fire surround and tiled hearth with open fire and built in cupboards either side allowing a beautiful decorative feature as well as offering storage, original parquet flooring, Double glazed Upvc window to the front elevation with solid oak sill, coved ceiling, t.v aerial point and double panel radiator.

Lounge

20'4" x 11'9" (6.222m x 3.588m)

A highly spacious reception room which has been extended to create additional family living space with multi fuel burner sat on slate hearth with solid oak mantel and exposed brick surround. Dual Aspect windows with solid oak sills allowing an abundance of light to pour into the room, two double panel radiators and textured and coved ceiling.

Oak glass panelled Bi-Fold doors leads into:

Conservatory

10'8" x 10'5" (3.275m x 3.193m)

Built in 2020 this room offers a serene space to sit back and relax with views of the landscaped garden with multi purpose dual opening double glazed window units to the rear and side elevation with solid

oaks sills and electronic velux windows allowing light to pour into the room. The roof has been installed with insulation allowing all year use. Stone tiled flooring and ceiling light point.

Double glazed Upvc doors lead to the rear garden and Oak Door leads through to:

Kitchen/ Dining Room

20'6" x 11'2" (6.260m x 3.406m)

Fitted with a range of solid oak soft close wall, base and draw unit with under counter lighting and granite work surfaces over, double stainless steel sink unit with satin finish mixer tap over, splash back tiling, integrated dishwasher, space for floor standing fridge freezer, space for range cooker, ceiling extractor fan, tiled flooring, recessed spotlights and upvc double glazed window to the rear elevation.

Utility Room

11'10" x 6'0" (3.615m x 1.849m)

Housing a range of wall, base and draw units with wood effect worktops, stainless steel sink with mixer tap over, void and plumbing for washing machine and void for tumble dryer. Tiling to dado height, quarry tiled flooring, wall mounted 'Worcester' boiler, patio doors to the rear and upvc double glazed window.

Inner Hallway

3'8" x 3'2" (1.142m x 0.975m)

With stone tiled flooring, courtesy ceiling light point, storage cupboard fitted with shelving and housing the electrical fuse box with extra cupboard above housing utility meters.

Door leads into:

Cloakroom

6'0" x 4'1" (1.837m x 1.251m)

Fitted with a two piece suite comprising a low level flush WC and pedestal wash hand basin with mixer tap and splash back tiling and tiled porcelain flooring. Upvc double glazed frosted window to the side elevation with top opener, double panelled radiator, textured ceiling and dado rail.

Stairs From Hallway Rise To

Landing

The well preserved original staircase leads to a split level landing with double glazed window to the front elevation.

Pitch Pine doors provides access to all bedrooms and bathroom.

Tel: 01352 700070

Bedroom One

15'8" x 13'5" (4.794m x 4.094m)

A principle double bedroom with traditional column radiator, double glazed window to the rear elevation, T.V aerial socket and phone point.

Door leading into:

En Suite

8'11" x 5'5" (2.720m x 1.676m)

Fitted with a three piece modern suite comprising of a double shower cubicle with sliding privacy screen and electric shower over, large sink unit set in vanity and low flush W.C. Partial wall tiling, frosted double glazed window to the side elevation, wood effect laminate flooring, wood paneled ceiling, heated towel rail, wall mounted shaving point and built in airing cupboard offering an abundance of storage space.

Bedroom Two

12'11" x 11'11" (3.960m x 3.647m)

Another sizeable double bedroom fitted with wardrobes with mirrored sliding doors, double glazed window to the front elevation, double panel radiator, textured ceiling, T.V aerial socket and phone point.

Bedroom Three

11'5" x 10'7" (3.489m x 3.245m)

With double galzed window to the front elevation, feature paneled wall, picture rail, textured ceiling and double paneled radiator.

Bedroom Four

14'0" x 8'6" (4.288m x 2.613m)

With double glazed window to the side elevation, double paneled radiator, textured ceiling and ethernet socket.

Family Bathroom

11'5" x 9'4" (3.505m x 2.848m)

An executive bathroom fitted with a four piece suite comprising of a free standing double ended bath unit with freestanding mixer tap and hand attachment, shower cubicle with slate effect wall tiling and mains waterfall shower and courtesy hand attachment, pedestal wash hand basin with mixer tap and splashback tiling and low flush W.C. Two Double glazed windows to the rear elevation one situated in front of the bath creating a tranquil space to relax from the hustle and bustle of everyday life. With wood effect laminate flooring and heated towel rail and loft access point to the partially boarded loft.

Outside

The property is approached via double wooden gates leading to a graveled driveway providing ample 'Off Road' parking for several vehicles extending to the side of the property. The rear garden has been beautifully landscaped with a large limestone paved patio area wrapping around the rear of the property allowing ample space for family entertaining in the warmer months. A laid to lawn garden area has been well stocked at the boarders with a variety of shrubs and bushes. The rear garden benefits from a detached garage measuring 6m x 3.5m and is fitted with light and power points along with a shed measuring 3.5m x 2m.

EPC Rating TBC

Council Tax Band G



Road Map



Hybrid Map



Terrain Map



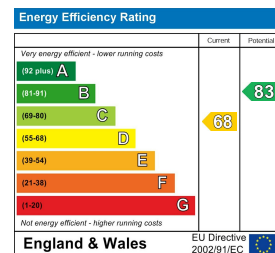
Floor Plan



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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