



## 22 Herriot Grove

Ewloe, Deeside, CH5 3UR

£290,000



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## Property Description

Reid & Roberts Estate and Letting Agents are delighted to welcome to the market this well presented Three Bedroom Detached family home set in a quiet residential cul de sac close to Hawarden, Ewloe, St Davids Park. The property has been cherished for many years by the current owner who has maintained it to an exceptional standard with contemporary finishes creating a 'move in ready' home.

The ground floor of this well-presented property features an entrance hall leading to a spacious living room with plenty of natural light, a gas fire, and sliding doors to the rear garden. The dining room is also generous in size and offers ample space for a dining table and chairs. The kitchen is equipped with light-colored traditional style units, integrated appliances, and contrasting dark work surfaces. Upstairs, the master bedroom boasts floor-to-ceiling fitted wardrobes and an ensuite shower room. There are two additional bedrooms and a partially tiled bathroom with a white suite.

Externally the front of the property features a tarmac driveway for two cars and access to the single garage, along with a lawned area on the side. The landscaped rear garden can be accessed from the dining room and kitchen, or through pathways on the side. It consists mainly of a large sloping lawn with mature trees and planted borders, as well as a patio area with a mix of slabs and pebbles for outdoor dining and entertaining. Additionally, there is a shed for convenient outdoor storage.

Situated within short walking distance of local amenities including a local Co-Op store, a great children's play park and St Davids Hotel and Leisure Complex and close to some of the areas' most popular primary and secondary schools, this property is also ideally placed for access to commuter routes such as the A55 Expressway allowing swift passage further into North Wales, towards Chester, Liverpool and Manchester and to the local business and industrial parks in Chester and Deeside.

## Accommodation Comprises

The property is approached via a tarmacadam driveway providing 'Off Road' for Two Vehicles.

Upvc door with decorative inset leads into:

### Entrance Porch

Offering a warm welcome into the property with single panel radiator, double glazed window to the side elevation.

Door leads into:

### Lounge

Well proportioned living room with double glazed Upvc window to the

front of the property allowing in lots of natural light, coal effect gas fire with white surround and marble hearth, textured and coved ceiling, wall light points, turned staircase rising to the first floor accommodation and double panel radiator.

Opening leading into:

### Dining Room

A continuation from the lounge creating a generous dining room with sliding doors out to the attractive rear garden creating a bright and airy space, having ample room for full sized dining table and chairs and other furniture, double panel radiator, textured and coved ceiling and wall light point.

Door leads into:

### Kitchen

Providing an array of light-coloured traditional style wall and base units complemented by under cabinet lighting and boasting granite work surfaces. Integrated appliances to include: electric oven and grill, gas hob, extractor fan and floor standing fridge freezer. Additionally, there is a one and a half stainless steel sink situated under a window that overlooks the rear garden. The kitchen also features void and plumbing for a washing machine, tile effect vinyl flooring, and partial wall tiling for a cohesive look.

Upvc door accessing rear garden.

### Stairs From Lounge Rise To

### Landing

Galleried first floor landing having access to two useful storage cupboards, loft access point and providing access to all first floor accommodation.

### Bedroom One

Convenient built-in wardrobes offer plenty of storage space, keeping the bedroom neat and organised, the front aspect of Bedroom One features a Upvc double glazed window, allowing ample natural light to filter in and double panel radiator.

Door leading into:

### En Suite

A modern suite comprising shower cubical, pedestal wash hand basin and low level WC, part tiled walls to dado height, heated towel rail, shaver socket, laminate flooring and frosted Upvc double glazed window to the side elevation,

### Bedroom Two

The spacious double bedroom features a built-in wardrobe with a

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mirrored sliding door, providing ample storage space, natural light fills the room through the double glazed Upvc window, offering a view of the rear elevation and double panel radiator.

### Bedroom Three

With Upvc double glazed window to the front elevation and double panel radiator.

### Bathroom

The bathroom is equipped with a stylish white three piece suite, which comprises a panelled bath with a mixer tap and shower hose, a pedestal sink unit basin, and a low flush W.C. The frosted double glazed window at the rear elevation allows natural light to filter in while maintaining privacy. The walls are partially tiled, adding a touch of elegance to the space, and the laminate flooring provides a practical and easy-to-maintain surface.

### Outside

To the front the property is approached over a tarmac driveway providing parking for two cars and access to the single garage, lawned area to the side.

The beautiful landscaped rear garden can be accessed via door from the dining room and kitchen or alternatively pathways to the side. Laid mainly to a large sloping lawn with mature trees and planted border to the rear, a wonderful patio area laid to a mixture of slabs and pebbles provide a perfect spot for al fresco dining and entertaining, whilst a shed provides useful outside storage.

### EPC Rating D

### Council Tax Band E

### 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.



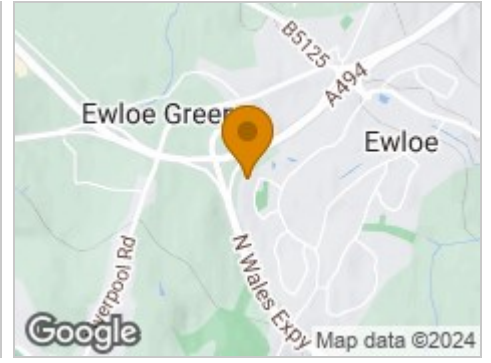
## Road Map



## 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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