



17 Donaldson Road

Sealand, Deeside, CH5 2FL

O.I.R.O £280,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this immaculately presented new-build home, offering a perfect blend of modern elegance and practicality. Built in 2021, the property retains its fresh, contemporary appeal, making it a move-in-ready home while still allowing scope to add your own personal touch. A true highlight of this home is the stunning open-plan family room at the rear of the property. Enhanced by skylights, this space is filled with natural light, creating a bright and airy atmosphere that brings the whole family together. Designed for modern living, the property offers a seamless flow between spaces while maintaining comfort and style.

The accommodation comprises an inviting entrance hallway leading to a convenient cloakroom and a well-proportioned lounge. The heart of the home is the impressive open-plan kitchen and family room, complete with a utility cupboard for added practicality. Upstairs, there are three well-appointed bedrooms, including a master bedroom with en-suite facilities, as well as a stylish and modern family bathroom.

Externally, the property benefits from a driveway leading to a detached garage, providing ample parking and storage. The rear garden is generously sized and features a raised decked area, perfect for alfresco dining and outdoor entertaining.

Set within the sought-after, newly developed residential estate of Dutton Fields, this home forms part of an exciting regeneration project introducing new homes and retail units. Its prime location offers excellent accessibility to the A495, providing easy connections to Chester, Manchester, Liverpool, and North Wales. For commuters, Buckley, Pen-Y-Ffordd, and Hawarden train stations are all within three miles. Families will also benefit from being within the school catchment area for Sealand CP, Queensferry CP, Sandycroft CP, Plas Derwen, and Saughall All Saints School.

Accommodation Comprises

The property is approached via a tarmac driveway extending to a paved pathway leading to the front entrance.

Composite door with frosted glass inset leads into:

Entrance Hallway

Upon entering the property, you are welcomed by a spacious and inviting hallway, featuring a continuation of the elegant wood-effect laminate flooring. A staircase rises to the first-floor accommodation, complemented by a ceiling light point and a smoke detector for added safety.

Cloakroom

Fitted with a two-piece suite comprising of a low flush W.C and wall-mounted sink unit with splashback tiling and mixer tap, continuation of the wood-effect laminate flooring and frosted double-glazed window to the front elevation.

Lounge

The lounge serves as an elegant and versatile additional reception room, offering a welcoming and comfortable space for relaxation or entertaining. A large bay window to the front elevation allows an abundance of natural light to flood the room, enhancing its spacious feel. The room is equipped with a double-panel radiator as well as dedicated T.V and phone points to accommodate modern connectivity needs.

Family Room:

At the heart of this stunning new-build home is the expansive and beautifully designed open-plan kitchen, dining, and living space—a true showstopper that sets this property apart. Bathed in natural light from a striking skylight, this impressive area creates an airy, welcoming atmosphere that's perfect for modern family living and entertaining alike.

Kitchen

The kitchen itself is a statement in contemporary elegance, featuring sleek navy matte wall and base units with feature shelving area adding a decorative touch, perfect for displaying homeware and stainless steel one and a half stainless steel sink unit with mixer tap and matching drainer. Integrated appliances include a fridge, freezer, high-level oven and grill, five-ring gas hob with an extractor hood overhead, and a dishwasher, while recessed spotlights and under-cabinet lighting enhance the modern design. The entire space is finished with wood-effect laminate flooring, seamlessly flowing throughout to unify the room. A utility cupboard provides additional functionality, housing plumbing for a washing machine and tumble dryer, as well as extra storage space. The utility cupboard is neatly concealed

behind double doors. Whether hosting guests, enjoying family time, or simply unwinding in this thoughtfully designed space, this open-plan area is the undisputed heart of the home—offering a rare sense of individuality that many new builds simply don't have.

Dining/Living Room

Flowing effortlessly from the kitchen, the dedicated dining area offers ample space for family meals, entertaining guests, or even creating a versatile additional seating nook. Bathed in natural light from the skylight above, this bright and airy room feels both inviting and sophisticated, seamlessly connecting to the rest of the living space. Adding to its appeal, elegant patio doors with matching side panels open out onto a patio and garden area, infusing the space with even more natural light and creating a perfect transition between indoor and outdoor living. Two double-panel radiators ensure warmth and comfort year-round, while the high-quality wood-effect laminate flooring continues from the kitchen, unifying the aesthetic of the home.

Whether envisioned as a formal dining setting, a relaxed breakfast area, or a cosy nook with a chair corner, this adaptable dining space is designed to host memorable gatherings and everyday moments alike, making it the perfect blend of practicality and style.

Stairs From Hallway Rise To

Landing

Ascending to the landing, you will find access to all bedrooms, a loft access point, and an integrated air purifier. A conveniently located storage cupboard provides additional space for household essentials.

Bedroom One

The main bedroom is a generously sized retreat, complete with fitted wardrobes that feature sleek mirror sliding doors. A large double-glazed UPVC window to the front elevation allows for an abundance of natural light and a double-panel radiator.

Door opens into:

En Suite

Fitted with a contemporary three-piece suite, including a spacious one-and-a-half shower cubicle with a fully tiled enclosure and a mains-powered showerhead. The en-suite further boasts a wall-mounted sink unit concealed within a stylish floating vanity with a drawer beneath, a low-flush WC, a chrome heated towel rail, and a frosted double-glazed UPVC window to the side elevation. Recessed spotlights provide a modern and well-lit ambience.

Bedroom Two

The second bedroom is another well-proportioned double room, featuring a double-glazed UPVC window to the rear elevation and a double-panel radiator.

Bedroom Three

The third bedroom is a single room perfect for a home office or nursery also benefiting from a double-glazed UPVC window to the rear elevation and a double-panel radiator.

Family Bathroom

This stylish and modern bathroom features a sleek three-piece suite, including a panelled bath with a shower over and glass screen, a wall-mounted vanity unit with an inset sink and mixer tap, and a low-flush WC. The shower area is fully tiled, while the remaining walls are tiled to dado height for a clean, contemporary finish. A built-in alcove with shelving and spotlight adds a practical touch, and the space is completed with vinyl flooring, a chrome heated towel rail, and a frosted double-glazed window for privacy and natural light.

Outside

To The Front

To the front, a tarmac driveway offers off-road parking for two to three vehicles and leads to the single garage, providing additional storage or parking options. A paved pathway guides you to the front door, flanked by a flower bed with shrubs and bushes, adding a touch of greenery. A gravelled side path leads to the side gate, giving direct access to the rear garden for added convenience.

Garage

Single garage with double doors, light and power.

Tel: 01352 700070

To The Rear

Stepping out from the dining area, you're welcomed into a well-sized, family-friendly garden designed for both relaxation and entertainment. A paved patio area provides the perfect spot for outdoor seating or summer barbecues, while the garden itself is mainly laid to lawn, offering plenty of space for children to play or for garden enthusiasts to enjoy. To the corner, a raised decking area with feature panelled fencing adds a stylish touch and creates another great space to unwind. The garden is fully enclosed by wooden panel fencing, ensuring privacy, with a side gate providing convenient access to the front of the property.

EPC Rating - B

Council Tax Band - D

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 Lauren Birch or Holly Peers 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

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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

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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.

Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Would you like to arrange a viewing?

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



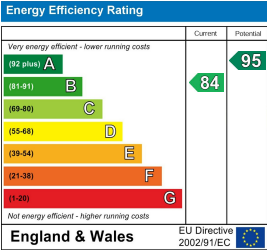
Floor Plan



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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