



3 Woodbine Cottages Village Road

Northop Hall, Mold, CH7 6HS

£180,000



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Accommodation Comprises

The property is approached via a wrought iron gate, leading down attractive steps to a gravelled front area and on to a composite front door that hints at the quality found within.

Lounge

Step through the composite front door into a wonderfully welcoming lounge, the heart of this charming cottage. Here you'll find wood-effect laminate flooring, exposed beams, and a feature open fireplace with an arched brick surround, wooden mantle, and slate tiled hearth the perfect spot to curl up on a winter's evening.

A double-glazed window to the front elevation allows natural light to pour in, enhancing the room's warm, homely ambiance. Additional features include a double panel radiator, TV and phone points, and a ceiling light point.

Inner Hallway

The lounge leads into a characterful hallway with continuation of the wood-effect flooring and beamed, textured ceiling.

A dado rail, wall light point, and understairs storage cupboard add both charm and practicality. The staircase rises to the first floor.

Ground Floor Bathroom

Tucked just behind the kitchen, the bathroom offers a cosy yet stylish space fitted with a three-piece suite comprising a paneled bath, low-flush WC, and wash hand basin set within a vanity unit. The bath sits beautifully beneath the old chimney breast, creating a unique focal point that oozes cottage character.

A mains waterfall shower with gold-chrome fittings adds a touch of modern luxury. Other features include tiled flooring, partial wall tiling, extractor fan, single panel radiator, and built-in cupboard with shelving. The beamed and textured ceiling ties the look together with rustic charm.

Kitchen

Immaculately finished with a range of modern wall and base units, the kitchen offers generous storage and sleek complementary work surfaces that perfectly match the ceramic sink with drainer and mixer tap. A built-in eye-level oven and microwave add a touch of contemporary convenience, while a four-ring electric hob ensures cooking is always a pleasure. There's space for both an under-counter fridge and freezer, as well as provision for a dishwasher and washing machine, making the layout both efficient and flexible. The double-glazed window with top openers floods the room with natural light, and the wood-effect laminate flooring continues seamlessly into the adjoining dining area, tying both spaces together beautifully.

Dining Room

Flowing effortlessly from the kitchen, the dining room is a bright, inviting space perfect for family meals or entertaining guests. Bi-fold doors open directly onto the rear garden, allowing light to pour in and creating a wonderful indoor-outdoor feel. There's ample space for a dining table, and features such as the double panel radiator and TV aerial socket add comfort and practicality. The wood-effect flooring continues, enhancing the sense of flow and warmth throughout.

Stairs from hallway rise to

Landing

Bedroom One

A spacious double bedroom with room for wardrobes and a double bed, complete with a slope ceiling, double panel radiator, and a double-glazed UPVC window to the front elevation. A comfortable and peaceful retreat at the end of the day.

Bedroom Two

A charming single bedroom that enjoys a lovely countryside outlook through its double-glazed UPVC window overlooking the rear garden and tree line.

It features two built-in storage cupboards one housing the combination boiler, the other fitted with shelving. Plus a textured, sloped ceiling and double panel radiator. A perfect space for a guest room, nursery, or cosy home office.

Outside

Step through the bi-fold doors into your outdoor haven. Paved steps lead down to a decked area, ideal for garden furniture and summer barbecues. Beyond this lies an expansive lawned garden surprisingly large for a property of this type perfect for children, pets, or simply relaxing in the sunshine.

At the bottom of the garden, you'll find a paved entertaining area complete with a wooden pergola, currently sheltering a hot tub. This versatile space could easily serve as an additional seating or barbecue area, surrounded by wooden panel fencing for privacy and security.

EPC Rating D

Council Tax Band C

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to visit your property to give you an up to date market valuation free of charge with no obligation.

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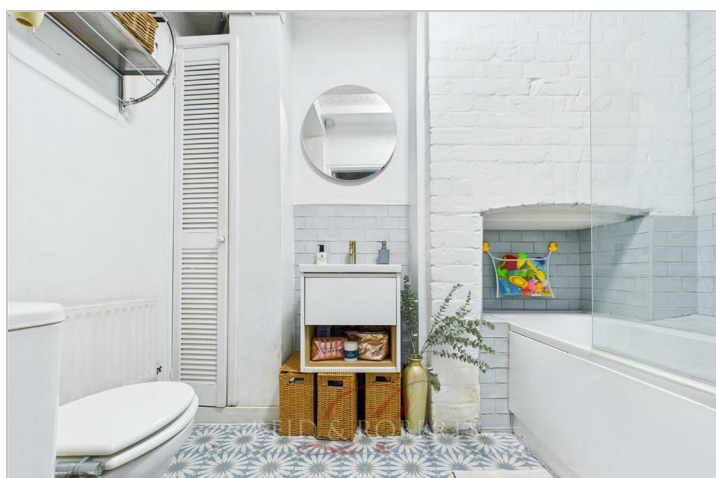
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Road Map



Hybrid Map



Terrain Map



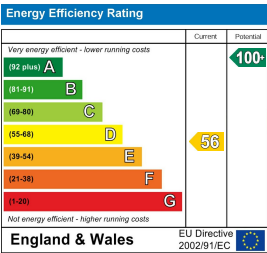
Floor Plan



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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