



Halkyn Road, Flint

Offers in the Region of £425,000

Chain Free • Large Detached House • Perfect Family Home • Excellent Access to A55, M56 and M6 • 1 Hour from Manchester and Liverpool Airport • Vast Woodland Garden with Stream • Offered in Immaculate Condition • Family Bathroom plus Two Ensuites



Porch

Step to entrance hallway via an exposed brick archway, carpeted with a sunken core welcome mat

Entrance Hallway

A large and bright room which was previously the dining room with stylish tiled floor, modern wall mounted panel radiator, PVC double glazed window to the front, under stairs storage cupboard, a stunning Oak and glazed staircase leading to the first floor, solid oak doors to utility room, bedroom 4 and lounge, opening to an inner hallway

Lounge

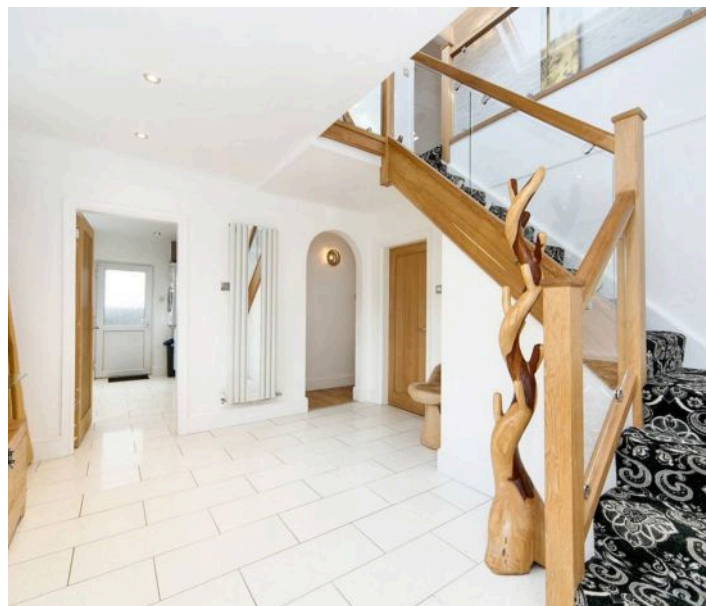
19' 10" x 14' 4" (6.05m x 4.37m)

Timber floor, a log burner fire with decorative solid Oak mantle and slate backpiece and hearth, wall mounted radiator, tri-fold PVC door opening to the orangery

Dining Room

27' 3" x 12' 4" (8.31m x 3.76m)

PVC double glazed windows to the rear overlooking a stunning woodland garden, wood floor, two wall mounted radiators, PVC French doors opening to the garden, PVC doors opening to the kitchen





Kitchen

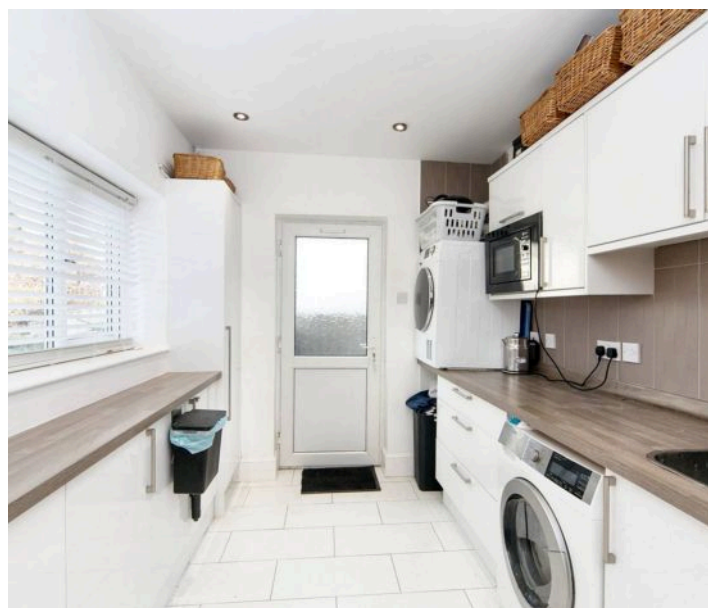
14' 3" x 12' 9" (4.34m x 3.89m)

Modern base and drawer units, built in large pantry cupboard with lights, space for a range oven with folding extractor hood over, sink unit with mixer tap, kickboard lighting, PVC double glazed window to the orangery, Solid Oak worktop with a matching island with cupboards under and seating area

Utility

11' 9" x 7' 10" (3.58m x 2.39m)

Modern range of wall, drawer and base units, worktop with inset sink with mixer tap, plumbing for washing machine, space for a tumble dryer and space for a fridge freezer, PVC double glazed window to the front, composite door opening to the side



Inner Hallway

Solid oak doors to bedroom three and family bathroom

Bedroom Three

11' 11" x 8' 10" (3.63m x 2.69m)

PVC double glazed window to the rear with stunning garden views, wall mounted radiator

Family Bathroom

8' 5" x 8' 2" (2.57m x 2.49m)

A modern 4 piece suite comprising a double shower cubicle with drencher attachment, freestanding bath, close coupled WC and wall mounted wash hand basin, tiled walls and floor, wall mounted towel radiator, obscure PVC double glazed window to the side



Bedroom Four

15' 0" x 9' 2" (4.57m x 2.79m)



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PVC double glazed window to the front, wall mounted radiator, door to large walk in wardrobe with wall mounted boiler

First Floor

Velux window to the front, solid Oak doors to bedrooms one and two

Bedroom One

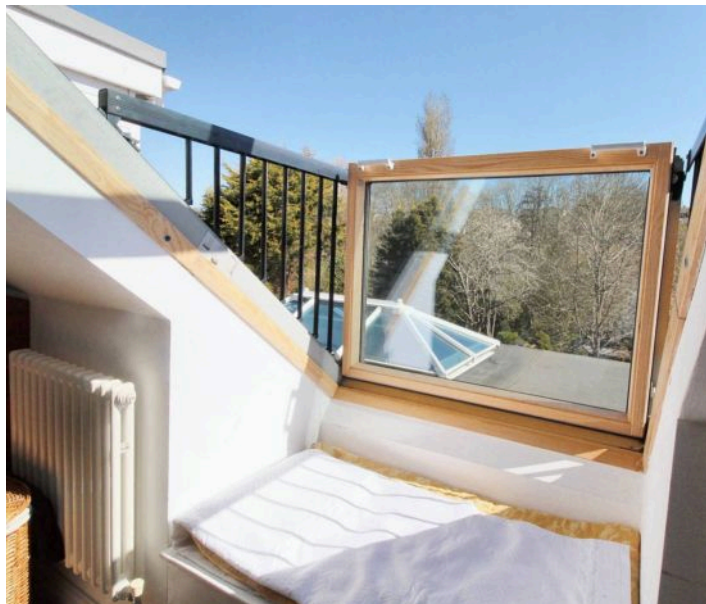
16' 4" x 13' 2" (4.98m x 4.01m)

Velux window to the rear which opens to a seated balcony overlooking to rear woodland, exposed brick feature wall, eaves storage cupboard, wall mounted radiator, solid Oak door to ensuite

Ensuite One

7' 4" x 7' 1" (2.24m x 2.16m)

A 4 piece suite comprising a double shower cubical with central rainfall shower attachment, free standing bath, close coupled WC and wash hand basin, tiled walls and floor, obscure PVC double glazed window to the rear





Bedroom Two

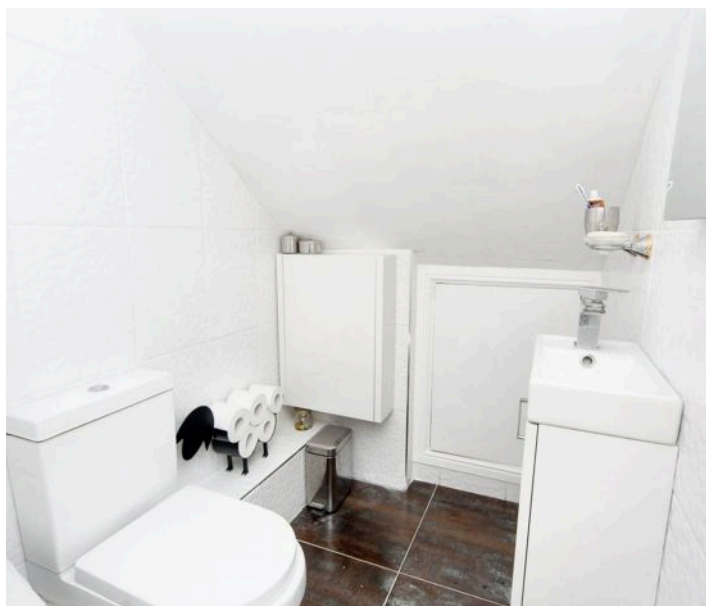
13' 9" x 12' 5" (4.19m x 3.78m)

Velux window to the rear, eaves storage cupboard, exposed brick feature wall, solid Oak door opening to the ensuite, separate shower cubical with power shower and wall mounted towel radiator

Ensuite Two

6' 9" x 5' 3" (2.06m x 1.60m)

A modern suite comprising a vanity wash hand basin and close coupled WC





FRONT GARDEN

Set back from the road there is a large driveway for circa 6 vehicles, a lawn area to one side and an artificial lawned area to the other, a wealth of mature shrubs and trees and a pathway accessed via an iron gate leading to a decorative composite door with stained glass top panel which opens to a front porch

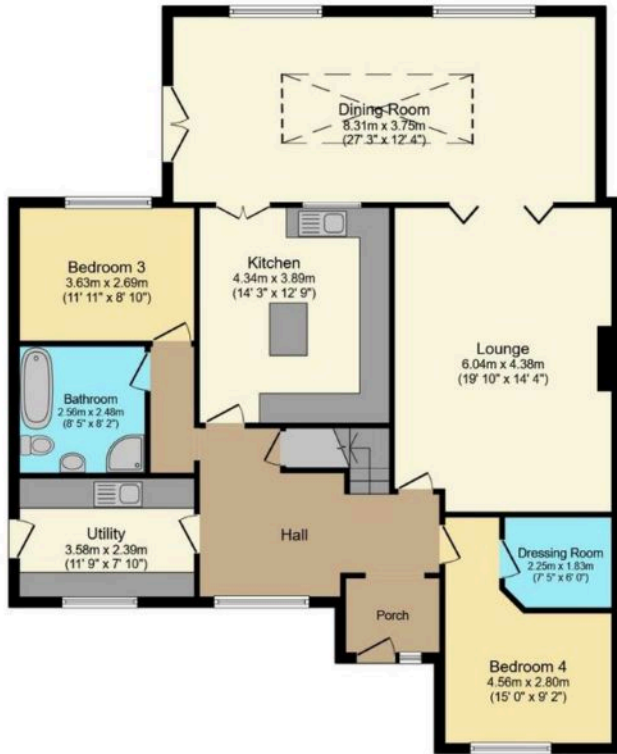
REAR GARDEN

A stunning and vast garden, immaculately maintained with both a polished lawn with decorative flower beds, plus a woodland area leading to a tranquil stream. This garden is more of a private woodland and will enchant all who visit, its a haven with nothing but the calming sounds of nature and windchimes and being south facing its a wonderful sun trap. With mature trees, hedges, wild garlic, wild flowers, bushes the nature and wildlife is truly stunning

BALCONY

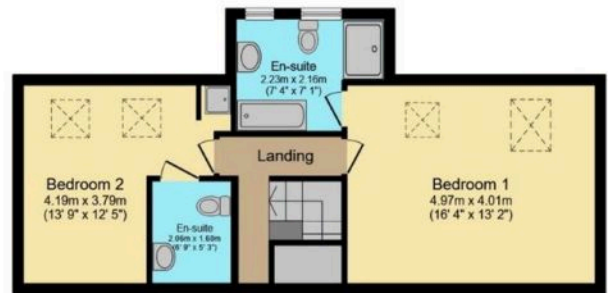
With stunning woodland views





Ground Floor

Floor area 138.6 m² (1,492 sq.ft.)



First Floor

Floor area 50.1 m² (539 sq.ft.)

TOTAL: 188.6 m² (2,030 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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