

Your home at heart.



8 Badgers Rise Connah's Quay CH5 4HD

£199,950



- Detached House
- Cul De Sac Location
- Integral Garage
- En Suite Off Main Bedroom
- Four Bedrooms
- Conservatory
- Not Overlooked At Rear
- Off Road Parking

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Floor Plans



Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.
Illustrative purposes only.
Made with Metropix ©2016

Introduction

This four bed detached house is situated in a sought after location within the family estate in Badgers Walk. The property benefits from a conservatory, integral garage and is not overlooked at the rear. Briefly comprises of entrance hall, lounge, dining room, kitchen, conservatory, four bedrooms, en suite and family bathroom. The property is situated on the outskirts of Connah's Quay close to local schools and amenities. Commuting to local areas of employment is excellent.

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Photos

Please be advised most of our photos are taken with a wide angle lens which can sometimes make the appearance of rooms look bigger. The aim is not to mislead but to show as much of the room off as possible. Prior to viewing we advise you to refer to the room measurements.

Entrance Hall

Wood effect laminate flooring, radiator, coved ceiling, door through to garage.

Ground Floor WC

Consisting of sink unit with tiled splashback, double glazed window to side aspect, tiled flooring, ceiling light.

Lounge 17'9" by 11'4" (5m 41cm x 3m 45cm)

Feature fireplace with marble hearth and surround, wood effect laminate flooring, ceiling light, double glazed sliding doors to conservatory.

Dining Room 10'6" by 7'7" (3m 20cm x 2m 31cm)

Wood effect laminate flooring, radiator, coved ceiling, ceiling light, double glazed window to front aspect.

Kitchen 11'3" by 8'6" (3m 43cm x 2m 59cm)

Wall and base units with marble effect work surfaces, steel sink unit, integrated electric oven, four ring gas hob and extractor fan, space and plumbing for washing machine, dishwasher and space for a fridge freezer. Tiled flooring, ceiling light, radiator, double glazed window to rear aspect. White UPVC double glazed door to side entrance.

Conservatory 9'2" by 8'10" (2m 79cm x 2m 69cm)

Dwarf brick walls with double glazed windows and sliding doors to rear garden, ceiling light, laminate flooring.

Stairs/ Landing

Carpet to stairs, storage cupboard, loft access, double glazed window to the front aspect.

Bedroom One 11'0" by 12'0" (3m 35cm x 3m 66cm)

Double fitted wardrobes, radiator, carpet to floor, ceiling light, double glazed window to front aspect, with archway through to en suite.

En Suite

Three piece suite comprising of tiled shower cubicle, WC and sink unit with tiled splash backs, tiled effect laminate flooring, radiator, double glazed window to side aspect.

Bedroom Two 10'10" by 10'4" (3m 30cm x 3m 15cm)

Double glazed window to the rear aspect, ceiling light, radiator, carpet to floor.

Bedroom Three 9'10" by 7'3" (3m 0cm x 2m 21cm)

Wood effect laminate flooring, radiator, ceiling light, double glazed window to rear aspect.

Bedroom Four 9'0" by 7'8" (2m 74cm x 2m 34cm)

Radiator, ceiling light, double glazed window to front aspect.



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Bathroom

White suite consisting of WC, sink unit and panelled bath with shower over, tiled effect flooring, radiator and double glazed window to side aspect.

Outside

To The Front there is a blocked paved walkway tarmacadam driveway. An integral garage with up and over door, with power and wall mounted boiler.

To the rear there is a two tiered garden mainly laid to lawn with a paved area and garden shed. Fences mark the boundaries and patio area.

To Arrange a Viewing

Contact Keystone on 01244 836636

Mortgage Advice

At Keystone we are not your average everyday estate agent. We have fully qualified Mortgage Consultants in house so you can walk in and expect to receive independent mortgage advice from across the whole market place, six days a week. We consider all sorts of circumstances and will work hard to find you the best deal on the market. Pop in today or give us a call on 01244 836636.

Your home maybe repossessed if you do not keep up repayments on your mortgage.

Keystone is authorised and regulated by the Financial Conduct Authority

NOTE FROM KEYSTONE

Mistakes can happen when writing up details and Keystone advises any potential buyer to confirm what is and isn't being left at the property with the vendor prior to making any offers. The buyer is responsible for checking all details and houses are sold as seen.

Keystone has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

We follow the government guide - Consumer protection from unfair trading regulations 1999. For more details of this go to www.gov.uk/government/publications/unfair-standard-terms-in-consumer-contracts

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Energy Performance Certificate



8, Badgers Rise, Connah's Quay, DEESIDE, CH5 4HD

Dwelling type: Detached house
Date of assessment: 15 March 2016
Date of certificate: 18 March 2016

Reference number: 8836-6927-9370-1135-8996
Type of assessment: RdSAP, existing dwelling
Total floor area: 108 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

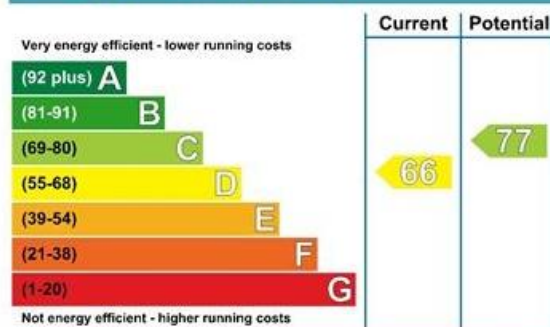
Estimated energy costs of dwelling for 3 years:	£ 2,955
Over 3 years you could save	£ 297

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 195 over 3 years	
Heating	£ 2,142 over 3 years	£ 2,196 over 3 years	
Hot Water	£ 552 over 3 years	£ 267 over 3 years	
Totals	£ 2,955	£ 2,658	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase hot water cylinder insulation	£15 - £30	£ 75	
2 Low energy lighting for all fixed outlets	£20	£ 57	
3 Solar water heating	£4,000 - £6,000	£ 165	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.