



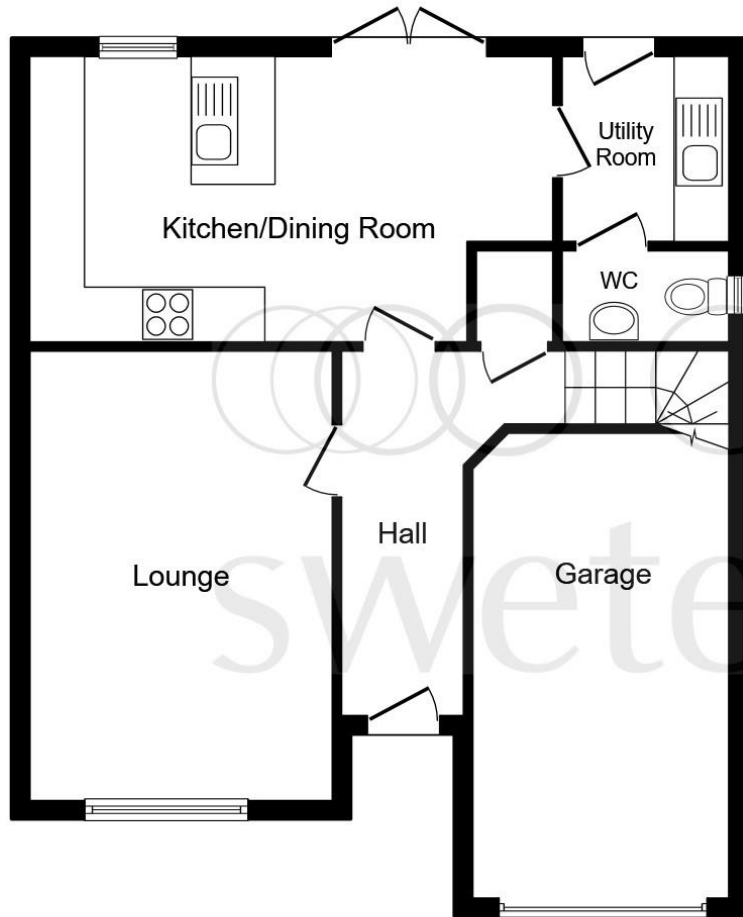
**Brookhill Close, Buckley CH7 3GD**

**welcome to**

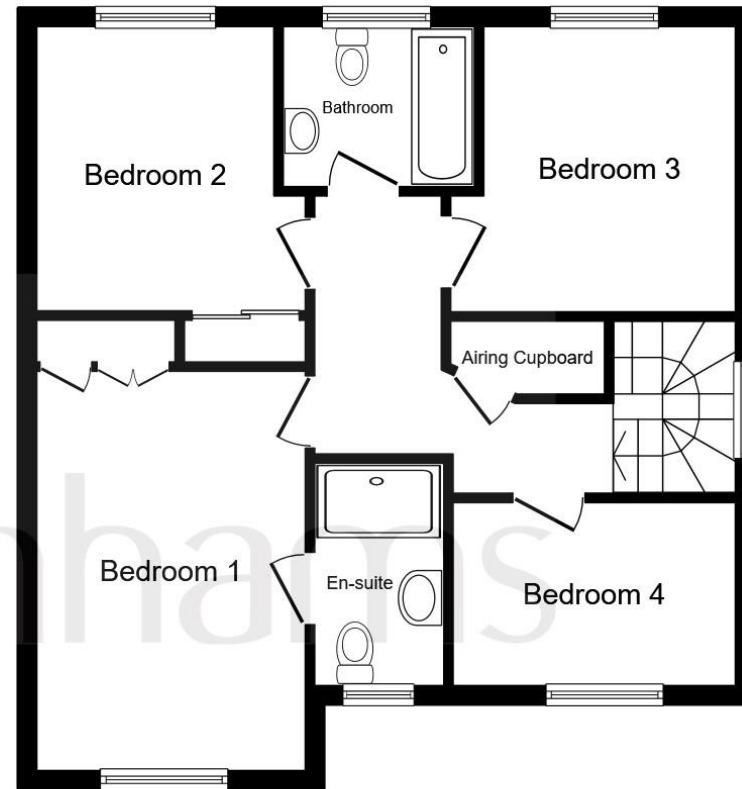
**Brookhill Close, Buckley**

Located in a CUL-DE-SAC overlooking a nature reserve, this 4-bedroom DETACHED home is within walking distance of local shops and SCHOOLS, and is ideally located to access the A55 North Wales Expressway. The property benefits from a double DRIVEWAY, single GARAGE, and a low-maintenance rear GARDEN.





**Ground Floor**



**First Floor**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

### **Entrance Hall**

Front entrance door with window leading into the hallway, wood flooring, storage room, radiator, stairs leading to the first floor, and doors leading to the Lounge and the Kitchen/Dining Room.

### **Cloakroom/WC**

Comprising a WC, corner wash hand basin with splashback, a radiator, and a window to the side elevation.

### **Lounge**

16' 7" x 10' 10" max ( 5.05m x 3.30m max )

With a window to the front elevation, electric fire with hearth and mantelpiece, radiator, and carpet flooring.

### **Kitchen/Dining Room**

10' 6" x 18' 10" max ( 3.20m x 5.74m max )

Fitted with a range of wall, base and drawer units with complementary granite work surfaces, breakfast bar, stainless steel inset 1.5 bowl sink with mixer tap, integrated double oven and hob with extractor hood over, complementary black part-tiled walls, dishwasher and fridge freezer, tiled flooring, ceiling spotlights, a window to the rear elevation, a door leading into the Utility Room, and French doors leading out to the rear garden.

### **Utility Room**

6' 1" x 7' max ( 1.85m x 2.13m max )

With granite work surface, tiled flooring, a door leading to the Cloakroom/WC, and a door leading out to the rear garden.

### **First Floor Landing**

Stairs leading up from the ground floor, storage cupboard with immersion heater/tank, a window to the side elevation, and doors leading to all bedrooms, the bathroom, and the airing cupboard.

### **Bedroom One**

10' 4" x 14' 5" max ( 3.15m x 4.39m max )

With a window to the front elevation, carpet flooring, a door leading into the en-suite shower room, and a radiator.

### **En-Suite Shower Room**

Comprising a shower cubicle with glass door, WC and wash hand basin with splashback, tiled flooring, and a window to the front elevation.

### **Bedroom Two**

10' 5" x 10' 4" max ( 3.17m x 3.15m max )

With a window to the rear elevation, built-in wardrobe, carpet flooring, and a radiator.

### **Bedroom Three**

10' 9" x 10' 1" max ( 3.28m x 3.07m max )

With a window to the rear elevation, carpet flooring, and a radiator.

### **Bedroom Four**

11' 2" x 6' 10" max ( 3.40m x 2.08m max )

With a window to the front elevation, carpet flooring, and a radiator.

### **Bathroom**

Comprising bath with shower above, WC and wash hand basin, chrome ladder-style radiator, tiled flooring, and a window to the rear elevation.

### **Outside**

#### **Front**

A double driveway leading to a single garage with an up-and-over door.

#### **Rear**

A superbly landscaped low-maintenance garden enclosed with fencing, comprising a paved area, a further raised paved area ideal for entertaining, and two timber-framed buildings - one used as a bar, and the other one currently used as a beauty salon, but which could be used as an office.



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## Brookhill Close, Buckley

- A 4-Bedroom Detached Property
- Cul-De-Sac Location
- Within Walking Distance of Local Shops and Schools
- Double Driveway plus Single Garage
- Low-Maintenance Rear Garden

Tenure: Freehold

EPC Rating: B

Council Tax Band: E

offers over

**£340,000**



Please note the marker reflects the postcode not the actual property

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**01244 321321**



[chester@swetenhams.co.uk](mailto:chester@swetenhams.co.uk)



28 Lower Bridge Street, CHESTER, Cheshire,  
CH1 1RS



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