



Herriot Grove, Ewloe,

£295,000



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Herriot Grove, Ewloe, Deeside, Clwyd
£295,000

Situated in the sought-after St Davids Park, a prestige development by Redrow homes, this well proportioned modern detached family home is positioned at the head of a cul-de-sac, a perfect environment for a young family. With gas central heating and double glazing it comprises; reception hall, downstairs WC, living room, dining room, good conservatory, breakfast kitchen, utility room, landing, master bedroom with an en-suite bathroom, three further bedrooms and a family bathroom. Private landscaped gardens to the rear, front forecourt and integral garage. Viewing is strongly recommended to appreciate this superb home in an excellent position.

RECEPTION HALL

Central heating radiator, telephone point. Replacement composite double glazed door. Staircase rising to first floor. Coved ceilings. Timber effect flooring.

DOWNSTAIRS W.C

Pedestal wash basin with tiled splash-back. Low level W.C. Timber effect laminate flooring. Single panelled radiator. Double glazed porthole window. Extractor fan.

LIVING ROOM

5.06m x 3.38m (16'7" x 11'1")
Feature living flame effect coal effect fire in a pine Adams styled fireplace surround with marble effect backdrop. Timber effect laminate flooring. UPVC double glazed window. Single panelled radiator. Coved ceilings. TV Ariel point. Double doors opening into dining area.

DINING ROOM

3.84m x 2.78m (12'7" x 9'2")
Timber effect laminate floor. Coved ceilings. Single panelled radiator. Opening leading into conservatory.

CONSERVATORY

3.86m x 3.05m (12'8" x 10'0")
UPVC double glazed construction, Brick built based. Poly-carbonate roof. Timber effect laminate flooring. French doors opening out into the rear garden. Electric convector heater. TV Ariel point. Wall lights.

KITCHEN BREAKFAST ROOM

UTILITY ROOM

Bass units, roll top work surfaces. Tiled splash-backs. Plumbing for washing machine. Space for tumble dryer. Wall mounted Glow-worm boiler. UPVC window. Single panelled radiator. Built in storage cupboard. door leading into garage.

LANDING

Spacious landing with access into the loft. Single panelled radiator.

MASTER BEDROOM

3.90m x 3.66m (12'9" x 12'0")

UPVC double glazed window. Fitted wardrobes. TV Ariel point.

ENSUITE SHOWER ROOM

walk in shower cubicle with Mira shower system. Pedestal wash basin. Low levelled W.C. Tiled splash-backs. Electric shaver point. Extractor fan. Single panelled radiator and UPVC double glazed window,

BEDROOM TWO

3.17m (10.2) x 0.00m (10'5" (10.2) x 0'0")

UPVC double glazed window. Single panelled radiator. Built-in wardrobes.

BEDROOM THREE

3.51m (10.3) x 0.00m (11'6" (10.3) x 0'0")

TV Ariel point. UPVC double glazed window. single panelled radiator.

BEDROOM FOUR

2.59m x 2.16m (8'6" x 7'1")

UPVC double glazed window. Single panelled radiator.

BATHROOM

White suite comprising of a panelled bath with mixer tap, hand shower attachment. Pedestal basin and low-levelled W>C. Tiled splash-backs and electric shaver point. Timber effect laminate flooring. Double panelled radiator. Extractor fan. UPVC double glazed window. Cupboard housing hot water cylinder.

OUTSIDE

Front of the property has a lawned garden area with a double width tarmacked driveway. Access to integral garage. power lights. Personal door leading into utility. Lighting. Rear of the property has a particularly private landscaped garden. Decked and paved lower seating area with small flight of stairs leading to slate sun terraced. Landscaped bushes. Outside water supply and fenced boundaries.

GARAGE



For full EPC please contact the branch

