



Wood Lane, Hawarden,

**Offers In Excess Of £310,000**



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# Wood Lane, Hawarden, Deeside, Clwyd

## Offers In Excess Of £310,000

Beautifully presented executive family home in the desirable area of Hawarden. Offers bags of space with a huge front to rear living room and extended conservatory. A short drive sees you on to the A55 which provides great accessibility both deep into the Welsh coastline or straight back in to the hustle of Chester City, ideal if you are looking to commute in either direction. With four bedrooms and a couple of bathrooms ideal for a growing family or people who like to entertain guests. Well manicured front and rear garden with ample off road parking and the luxury of a large double garage. You really need to get inside to appreciate the size and presentation of this property, call us today to arrange a viewing. EPC Grade C

### GROUND FLOOR

#### HALL

#### CLOAKROOM/WC

Perfect for any family home, ideal for storing coats but equally as important if you have guests or children. Two piece suite. UPVC window to the front elevation.

#### LIVING ROOM

3.56m x 5.89m (Plus Bay) (11'8" x 19'4" (Plus Bay))

A sizeable lounge running from front to rear offering brilliant space with feature UPVC bay window for the front allowing plenty of light. Tastefully presented with feature gas fire and wood effect surround. Sliding doors allow access into the generous conservatory.

#### CONSERVATORY

2.92m x 4.47m (9'7" x 14'8")

Leading off the rear of the lounge a brick and UPVC built conservatory providing additional ground floor living space. Currently being used as a second reception room. Tiled flooring. Double doors open to the rear garden.

#### KITCHEN/BREAKFAST ROOM

4.47m x 3.28m (14'8" x 10'9")

Kitchen work space split into two areas with a mixture of wooden wall and base units providing ample storage and preparation space. To the end of the kitchen space for dining table. Fitted oven, grill and hob with extractor over. Space for tall fridge freezer. Tiled splash backs and wooden flooring. Dual aspect double glazed windows to rear and side of the property. Access to utility room.

#### UTILITY ROOM

1.45m x 2.34m (4'9" x 7'8")

Equipped with plumbing for a washing machine and tumble dryer. An array of cupboards provides storage space. The utility also houses the boiler and allows access to the rear garden.

#### DINING ROOM

2.57m x 3.56m (8'5" x 11'8")

Set up as a dining room at present, but never the less a sizeable room to use as you wish, whether you require a second reception room or snug, maybe even a large home office. Tastefully presented and a perfect environment to host dinner parties. UPVC window to the front of the property.

### FIRST FLOOR

#### MASTER BEDROOM

3.15m x 3.56m (10'4" x 11'8")

The master bedroom also benefits from an en-suite shower room. The pleasant, bright decor and large window allows bags of natural light into the room. Fitted wardrobes provide ample storage space, yet there is still plenty of floor space as well. UPVC window to the front elevation.

#### EN SUITE

Surprisingly spacious three piece suite comprising walk in shower cubicle, wash basin with vanity cupboard and WC. Privacy glass UPVC double glazed window to the front elevation.

#### BEDROOM TWO

3.15m x 3.58m (10'4" x 11'9")

Large double bedroom to the front elevation of the property. UPVC Double Glazed window and radiator.

#### BEDROOM THREE

2.62m x 2.67m (8'7" x 8'9")

Currently housing ample storage space and used as a dressing room, but equally a generous bedroom space. UPVC double glazed to the rear of the property.

#### BEDROOM FOUR

2.57m x 2.67m (8'5" x 8'9")

Currently housing a single bed, a fourth double bedroom that could almost certainly be used as an office if you wish to work from home. Over looking the well presented rear garden. UPVC window to the rear elevation.

#### BATHROOM

Three piece suite comprising bath tub with wooden panel, wash basin and WC. UPVC privacy glass window to the rear.

#### EXTERNAL

#### FRONT GARDEN

A large sweeping tarmac drives allows ample off road parking for multiple vehicles. Nestled to the rear of the driveway lies the double garage with up and over doors. Hedged to the front to protect you privacy.

#### REAR GARDEN

A mixture of paving slabs and lawn with borders and shrubbery boundary adding burst of colour. It must be said, the rear garden is very generous and very well presented. Access from the rear garden to the garage.

#### DOUBLE GARAGE

Large double garage with dual garage doors. Unlike most modern garages plenty of space to park your car. Fitted with electric and plumbing. Plenty storage with access in to the eaves of the property.

### FLOORPLAN

#### Reeds Rains Mortgage Advice

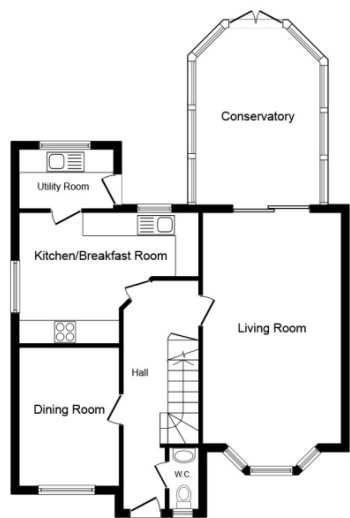
We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Laser Tape Clause

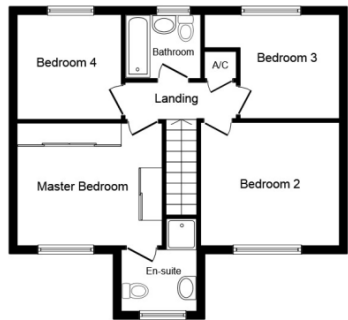
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch



Ground Floor



First Floor

Total floor area 129.0 sq. m. (1,389 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**Agent's Notes** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

