



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## Haddon Bank , Erbistock, LL13 0DW

- Detached Family Home
- Views of the Dee Valley
- Beautiful gardens
- Sought after location
- Excellent road links
- 5 bedrooms



Situated in the picturesque, riverside village of Erbistock which boasts two very well known riverside pubs and enjoys excellent road links via the A483 to the national motorway network and nearby towns including Wrexham (6 miles) Chester (20 miles) and Shrewsbury (25 miles).

There are well regarded primary and secondary schools nearby together with a good number of private schools within easy daily travelling distance.

The property occupies a slightly elevated position, set well back from the road and stands in good size, mature, well maintained gardens. The family accommodation benefits from oil fired central heating together with double glazing throughout and briefly comprises reception hall, lounge, dining room, kitchen and utility room/WC on the ground floor and four first floor bedrooms, a small sitting room and study/bedroom 5. There is an integral double garage which could readily be incorporated to extend the existing ground floor accommodation if required.

The sale of Haddon Bank provides a rare opportunity to acquire a detached family house within this much sought after rural village.

#### PORCH ENTRANCE

9'9 x 6 (2.97m x 1.83m)

#### RECEPTION HALL

10'9 x 9'9" (3.28m x 2.97m)

#### LOUNGE

22'0" x 11'6" (6.71m x 3.51m)

Open fire in a natural stone surround and double glazed patio windows overlooking the rear garden.

#### DINING ROOM

11'6 x 10'9' (3.51m x 3.28m')

Patio windows

#### KITCHEN

15' x 9' (4.57m x 2.74m)

Having tiled floor and panelled ceiling. Fitted with a range of oak fronted base units, drawers, suspended wall cupboards and work surfaces with stainless steel sink unit and tiled surrounds. Built in double oven and ceramic hob.

#### UTILITY ROOM

9' x 6'6 (2.74m x 1.98m)

Having tiled floor, suspended wall cupboard and freestanding oil central heating boiler.

#### WC

Half tiled with wash hand basin and WC

#### ATTACHED BOOT ROOM

13'3 x 8'3 (4.04m x 2.51m)

With Quarry tiled floor. Fitted base units and suspended wall cupboards. Plumbing for automatic washing machine and oil tank.

#### INTEGRAL GARAGE

22'6 x 18'6 (6.86m x 5.64m)

Having up and over door, fitted shelving, water power and light.

#### FIRST FLOOR LANDING

Having built in airing cupboard.

#### BEDROOM ONE

16'6 x 12' (5.03m x 3.66m)

Built in wardrobes.

#### EN SUITE SHOWER ROOM

6' x 4'6 (1.83m x 1.37m)

Fully tiled and fitted with vanity unit with wash basin and WC. Glazed shower cubicle and heated towel rail.

#### BEDROOM TWO

12' x 10'9 (3.66m x 3.28m)

#### BEDROOM THREE

12'6 x 9'3 (3.81m x 2.82m)

#### FAMILY BATHROOM

9' x 6'3 (2.74m x 1.91m)

Fully tiled and fitted with a panelled bath, wash hand basin, WC and shower cubicle. Heated towel rail.

#### BEDROOM FOUR

11'3 x 9' (3.43m x 2.74m)

With built in wardrobe.



FIRST FLOOR SITTING ROOM

15'3 x 8'6 (4.65m x 2.59m)

Enjoying fabulous views over the Dee Valley and surrounding countryside.

STUDY/BEDROOM 5

12'3 x 6'9 (3.73m x 2.06m)

OUTSIDE

The property stands in large well maintained gardens and is approached over a tarmacadam driveway to a parking and turning area. The gardens are lawned for ease of maintenance with well stocked floral borders, and mature specimen trees.

SERVICES

Mains Water and electricity are connected subject to regulations.  
Private Drainage. Oil fired central heating.

TENURE

Freehold



