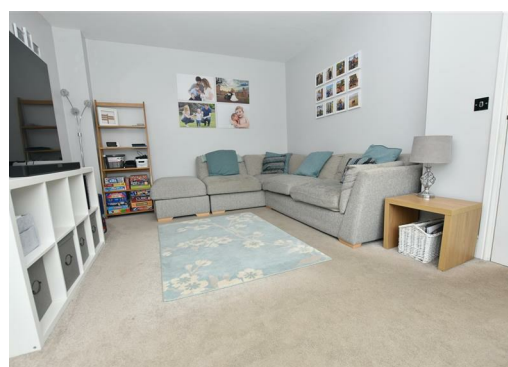




Overlea Drive, Hawarden, CH5 3HS

£350,000

A Modern Detached three bedroom family home which provides a bright and spacious interior with extensive corner plot gardens providing high degrees of privacy. The property has an enviable position being tucked away at the end of this small select cul de sac and has a separate single garage with ample driveway parking. The interior is presented in good decorative order and all of the outside areas have been well maintained.



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* EXTENSIVE CORNER PLOT GARDENS * HIGH DEGREES OF PRIVACY * GARDEN OFFICE ROOM * COMFORTABLE LOUNGE AREA * KITCHEN DINING ROOM * CLOAKROOM WC * MAIN BEDROOM WITH EN SUITE AND FITTED WARDROBES * FAMILY BATHROOM * SINGLE GARAGE WITH DRIVEWAY PARKING

TENURE - FREEHOLD
MANAGEMENT CHARGE - £500PA

ENTRANCE HALL

Stairs to first floor, storage cupboard, carpeted flooring

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

LOUNGE AREA 15'8" x 11'5" (4.8 x 3.5)

Double glazed window to front aspect, carpeted flooring

KITCHEN DINING ROOM 18'8" x 13'1" (5.7 x 4.0)

Double glazed doors and windows to rear gardens, fitted with a modern range of floor and wall units with work surfaces over and fully integrated appliances. Laundry cupboard, ceiling spot lighting, tiled flooring

FIRST FLOOR LANDING

Loft access, carpeted flooring

MAIN BEDROOM 12'9" x 11'1" (3.9 x 3.4)

Double glazed window to front aspect. fitted wardrobes, carpeted flooring, door to en suite

EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds, heated towel rail

BEDROOM 11'5" x 10'9" (3.5 x 3.3)

Double glazed window to rear aspect, carpeted flooring

BEDROOM 11'5" x 7'2" (3.5 x 2.2)

Double glazed window to rear aspect, carpeted flooring

FAMILY BATHROOM

Frosted double glazed window, matching white bathroom suite with tiled surrounds, heated towel rail

REAR GARDENS

Extensive corner plot gardens providing high degrees of privacy. Lawned area, patio area, fully enclosed by panel fencing with side access.

GARDEN OFFICE 12'1" x 8'10" (3.7 x 2.7)

Fully double glazed Garden office with power and light, decked area to lawned area.

GARAGE & DRIVEWAY PARKING

Separate single garage with power and light and electric vehicle charging point.





