

Town & Country

Estate & Letting Agents

Cherry Orchard, Holt

£425,000



This is a beautiful detached family home located in Holt village. The property features double glazed windows and gas central heating, with a well appointed interior. On the ground floor, there is a cloakroom WC, living room, and an open plan kitchen/dining room with shaker style units. A utility room is also situated off the kitchen. Upstairs, there is a family bathroom and four bedrooms, including a master bedroom with en-suite facilities. The property has brick block off-road parking in front of a single garage, with a fan-shaped rear garden that is not overlooked.

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DESCRIPTION

This exquisite detached family home is located in the highly desirable village of Holt, within an acquired cul-de-sac. The property features UPVC double glazed windows and gas central heating, along with a well appointed internal accommodation throughout. The entrance hall leads to a cloakroom WC, the living room, and an open plan kitchen/dining room with an array of attractive shaker style units. A utility room is also situated off the kitchen. Upstairs, the first floor landing provides access to the family bathroom and all four bedrooms, including a master bedroom with en-suite facilities. The property boasts brick block off-road parking in front of a single garage, with a shrub garden. Gated side access leads to a fan-shaped rear garden with a predominantly paved patio area at both the front and rear, which is not directly overlooked from behind.



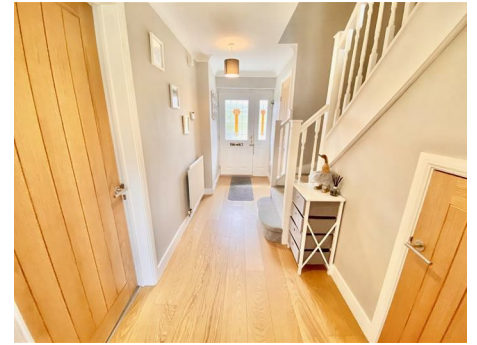
LOCATION

Located within the picturesque village of Holt, on the border of England which is marked by the nearby River Dee. Holt itself offers a wonderful array of local amenities and facilities including independent shops, a delicatessen, Spa with Post Office counter, numerous pubs and a garden centre. The medieval sandstone Holt Bridge crosses the River Dee into the village of Farndon which offers additional local facilities

including a butcher, coffee shop a new gastro pub and numerous independent shops. The historic roman city of Chester and Wrexham both provide a more comprehensive offering. On the educational front, there are primary schools in both Holt and Farndon with secondary schooling in Rossett. Highly regarded local independent schools include King's and Queen's Schools in Chester. On the recreational front there are some wonderful walks along the River Dee and numerous local golf courses including Carden Park Golf Resort offering two championship golf courses. Holt is well placed for commuting to the Chester Business Park and Wrexham Industrial Estate, along with the commercial centres of the North West. Chester station has a direct service to London, Euston within 2 hours.

DIRECTIONS

From our Wrexham branch: Head north-east on King Street towards Lord Street, turn right onto Duke Street, turn right onto Regent Street, turn right at Grosvenor Road/A5152, continue onto Grosvenor Road/A5152, at the roundabout, take the 2nd exit onto A5152, slight right to stay on A5152, go through 1 roundabout, at the roundabout, take the 3rd exit onto Bodhyfryd/A5152, at the roundabout, take the 1st exit onto Holt Road/A534, at the roundabout, take the 3rd exit onto A534, at the roundabout, take the 2nd exit onto Wrexham Road/A534, turn left onto Wrexham Road/B5102, turn left onto Smithfield Street, turn left onto Smithfield Drive, turn right to stay on Smithfield Drive, continue onto Cherry Orchard. The destination will be on the left.



ENTRANCE HALL

14'2" x 4'4"

The property is entered through a beautiful stain glass and leaded double glazed front door. The door opens up to an engineered oak flooring, radiator, and stairs that lead to the first floor. The stairs are decorated with spindle balustrades and oak doors opening up to the cloakroom WC, living room, and the open plan kitchen/dining area.



CLOAKROOM WC

3'0" x 3'5"

The cloakroom features a white low-level WC and a pedestal wash hand basin equipped with a splashback, radiator, and opaque window to the front elevation. The flooring is made of engineered oak and adds to the aesthetic appeal of the space.



LIVING ROOM

17'3" x 11'3"

The living room is equipped with a window that overlooks the front elevation, a radiator just below the window, and a central living flame gas fire. The fire is installed with a marble hearth and an Adam-style surround, providing both warmth and aesthetic appeal.



KITCHEN/DINING ROOM

22'0" x 10'6" max

The kitchen and dining area within this distinguished property boasts a seamless continuation of engineered oak flooring from the entrance hall. The generously proportioned space features a radiator and a column-style tower radiator, while a rear-facing window and two sets of wooden double glazed French doors provide ample natural light and garden views. The kitchen area is outfitted with a range of stylish shaker-style wall, base, and drawer units, complemented by stainless steel

handles and solid wood work surfaces, that incorporate a breakfast bar, a ceramic one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, microwave, and gas hob with extractor hood above, while a dishwasher and fridge/freezer are seamlessly installed. Recessed downlights within the ceiling provide ample illumination, and an oak door opens to the utility room.



UTILITY ROOM

7'8" x 5'2"

The utility room boasts units that match those of the kitchen, featuring shaker-style wall and base cupboards which are complemented by stainless steel handles and solid woodwork surfaces. The units house a ceramic single drainer sink unit with mixer tap, and are adorned with tile splashbacks. The room offers ample space for a washing machine and dryer, boasting engineered

oak flooring and a radiator. Additionally, a double-glazed back door leads to the garden.

FIRST FLOOR LANDING

The first floor landing features oak doors that open to all four bedrooms. Additionally, two storage cupboards and a family bathroom are also present. The entrance hall's banister and spindle balustrades continue throughout the upper level, offering a sense of design continuity. Furthermore, the loft can be accessed from this level.



PRINCIPAL BEDROOM

13'0" x 10'6"

The principal bedroom is entered through an inner hallway, with an oak door opening to the ensuite and archway leading to the bedroom. The bedroom is fitted with a range of bedroom units, incorporating wardrobes with a mirror inserts, drawers and cabinets. A window to the front elevation, with a radiator below.



ENSUITE

The en-suite bathroom features a dual shower enclosure equipped with a thermostatic shower, as well as a vanity unit that houses a low-level WC and a washbasin with a mixer tap and tiled splashback. Additional amenities include an opaque window situated on the front elevation, recessed downlights on the ceiling, and an extractor fan.



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BEDROOM TWO

11'4" x 10'6" max

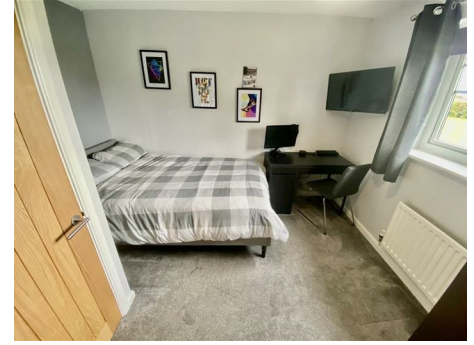
The second bedroom features a window facing the rear elevation and a radiator below.



BEDROOM THREE

11'3" x 8'1"

The third bedroom features a window facing the front elevation and a radiator.



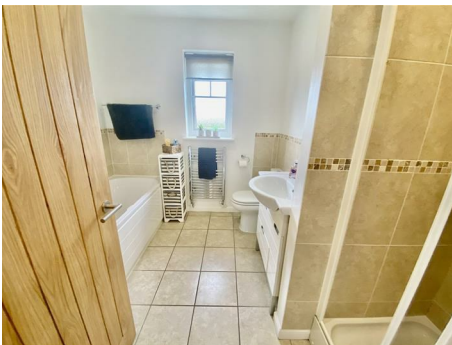
BEDROOM FOUR

9'3" x 10'5" max

The fourth bedroom features a window facing the rear elevation and a radiator.

GARAGE

A single garage with an up and over garage door. Benefitting from power and light, along with a glazed side access door.



FAMILY BATHROOM

7'9" x 6'9"

The bathroom has been equipped with a white panel bathtub featuring a mixer tap and a shower extension, along with a dual flush low level WC. A separate shower enclosure with thermostatic shower and a vanity unit housing a wash hand basin with a mixer tap. The walls have been partially tiled and the floor features ceramic tiling. A chrome heated towel rail has been installed and an opaque window facing the rear elevation.



EXTERNALLY

The property boasts brick block off-road parking, positioned at the front of the single garage, along with a well-maintained lawn and shrubbed garden. Gated side access leads to the rear garden, which is generously sized and features paved pathways and patio areas, predominantly laid to lawn with shrub flowerbeds. Towards the rear, there is a raised paved patio area, an outdoor water supply, and lighting. The property offers privacy, as it is not overlooked from the rear. Above the front door is a canopy and external courtesy light, providing a welcoming entrance for residents and guests alike.



YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band: G £3357

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

