

**Gardd Yr Gwanwyn, Northop, CH7 6GA**

**Grow**  
SALES + LETTINGS

**Offers in Excess of £450,000**

- 5 Bedrooms
- Large Kitchen/Family Room
- Conservatory
- Spacious Lounge
- Home Office / Study
- Family Bathroom, Ensuite plus Downstairs W/C with Cloak Room
- Well Landscaped Rear Garden
- Garage and Generous Off Road Parking
- Quiet Cul de Sac Location



A beautifully presented and spacious family home set in the popular village of Northop Hall!

This stunning 5 bed detached house boasts 2 bathrooms plus a downstairs WC, a large lounge, an open plan kitchen / family room, conservatory and home office/study plus generous off road parking and garage and is situated at the head of a peaceful cul de sac.

Relax in the beautifully landscaped rear garden, perfect for outdoor gatherings and quiet moments. Don't miss the chance to make this your forever home in Northop Hall!

Offering excellent access to Chester, Liverpool, Manchester and North Wales it's a perfect executive home



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[www.growproperty.co.uk](http://www.growproperty.co.uk)



## Front

Set at the head of a small cul de sac the property has a generous driveway with off road parking for 6 vehicles to the front, decorative Indian stone paving and mature shrubs. Access to the garage via an up and over door, modern composite door opening to the Entrance Hallway

## Entrance Hallway

High ceiling with exposed beam feature, doors to Bedroom 5, downstairs cloak room and double doors to Lounge. Stairs to first floor, wood laminate floor, two wall mounted radiators

## Bedroom Five 17' 7" x 7' 8" (5.36m x 2.34m)

Wood laminate floor, PVC double glazed window to front aspect, wall mounted radiator

## Cloak Room

Obscure PVC double glazed window to rear, wall mounted radiator, door to WC

## WC

Close coupled WC and pedestal wash hand basin

## Lounge 18' 0" x 12' 11" (5.48m x 3.93m)

Wood laminate floor, two wall mounted radiators, doors to Office/Playroom and Kitchen/Family room. Living flame gas fire with stone effect surround, PVC double glazed window to front aspect, coved ceiling

## Office/Playroom 9' 11" x 9' 4" (3.02m x 2.84m)

PVC double glazed window to side aspect, wood laminate floor, wall mounted radiator, coved ceiling

## Kitchen / Family Room 28' 4" x 12' 0" (8.63m x 3.65m)

A large open plan room with stylish tiled floor. The kitchen area has a modern range of wall, drawer and base units, worktop with matching splashbacks, built in eye level double oven, inset 4 ring ceramic electric hob with extractor fan over, integrated fridge, two PVC double glazed windows to rear garden, coved ceiling, door to Utility Room  
The family room area has an opening to the Conservatory, two wall mounted radiators

## Utility room 10' 5" x 5' 0" (3.17m x 1.52m)

A range of modern wall and base units, worktop with matching splashbacks, plumbing for washing machine, space for a large fridge freezer. Built in wine rack. Wall mounted Worcester combination boiler, tiled floor, obscure PVC door to side, part tiled walls

## Conservatory 17' 7" x 7' 8" (5.36m x 2.34m)

Tiled floor, PVC double glazed roof, PVC double glazed windows to sides and rear, PVC double glazed french doors opening to the rear garden, wall mounted radiator

## First Floor Landing

Doors to Bedrooms and Bathroom, Access to roof space

## Bedroom One 17' 11" x 15' 0" (5.46m x 4.57m)

A large room with PVC double glazed window to front aspect, wood laminate floor, 8 door fitted wardrobe, coved ceiling, wall mounted radiator, door to Ensuite

## En-suite 7' 5" x 7' 4" (2.26m x 2.23m)

A modern suite comprising a shower cubicle with electric shower, low level WC and wall mounted wash hand basin, tiled walls and floor, obscure PVC double glazed window to front aspect, chrome towel radiator, wall mounted radiator, coved ceiling

## Family Bathroom 9' 0" x 6' 9" (2.74m x 2.06m)

A modern 4 piece suite comprising a deep jacuzzi bath, shower cubicle with electric shower, low level WC and pedestal wash hand basin. Chrome towel radiator, wall mounted radiator, tiled walls, wood laminate floor, coved ceiling, obscure PVC double glazed window to rear, door to airing cupboard

## Bedroom Three 14' 10" x 9' 6" (4.52m x 2.89m)

Fitted wardrobe with mirrored sliding doors, wall mounted radiator, PVC double glazed window to rear aspect, wood laminate floor, coved ceiling

## Bedroom Four 8' 5" x 7' 10" (2.56m x 2.39m)

Wall mounted radiator, PVC double glazed window to rear aspect, carpeted floor, coved ceiling

## Bedroom Two 11' 0" x 9' 10" (3.35m x 2.99m)

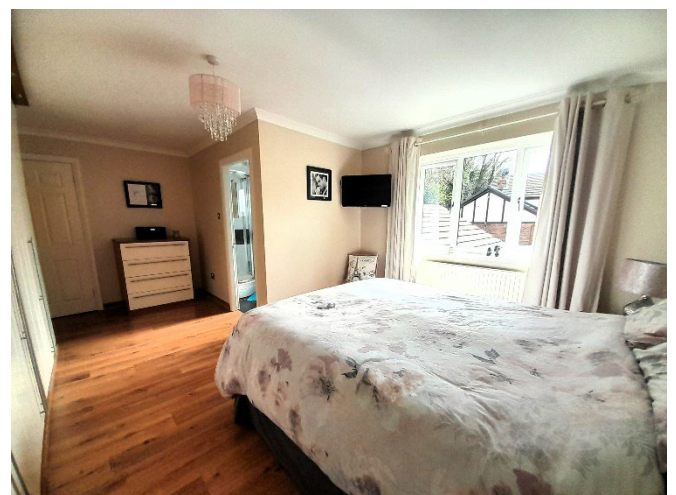
Wall mounted radiator, PVC double glazed window to rear aspect, wood laminate floor, coved ceiling

## Rear Garden

A beautifully landscaped garden laid mostly to lawn with a raised patio area with indian stone paving, a large decking area, timber fencing surround, outside tap, access to the front and Garage via a timber gate

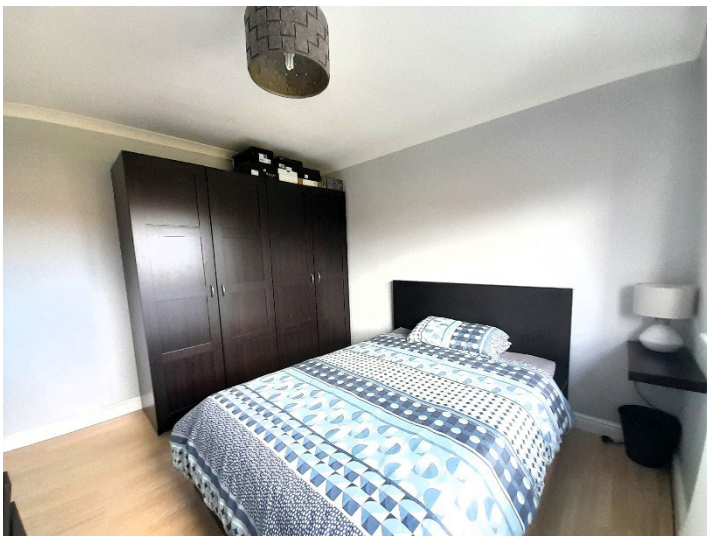
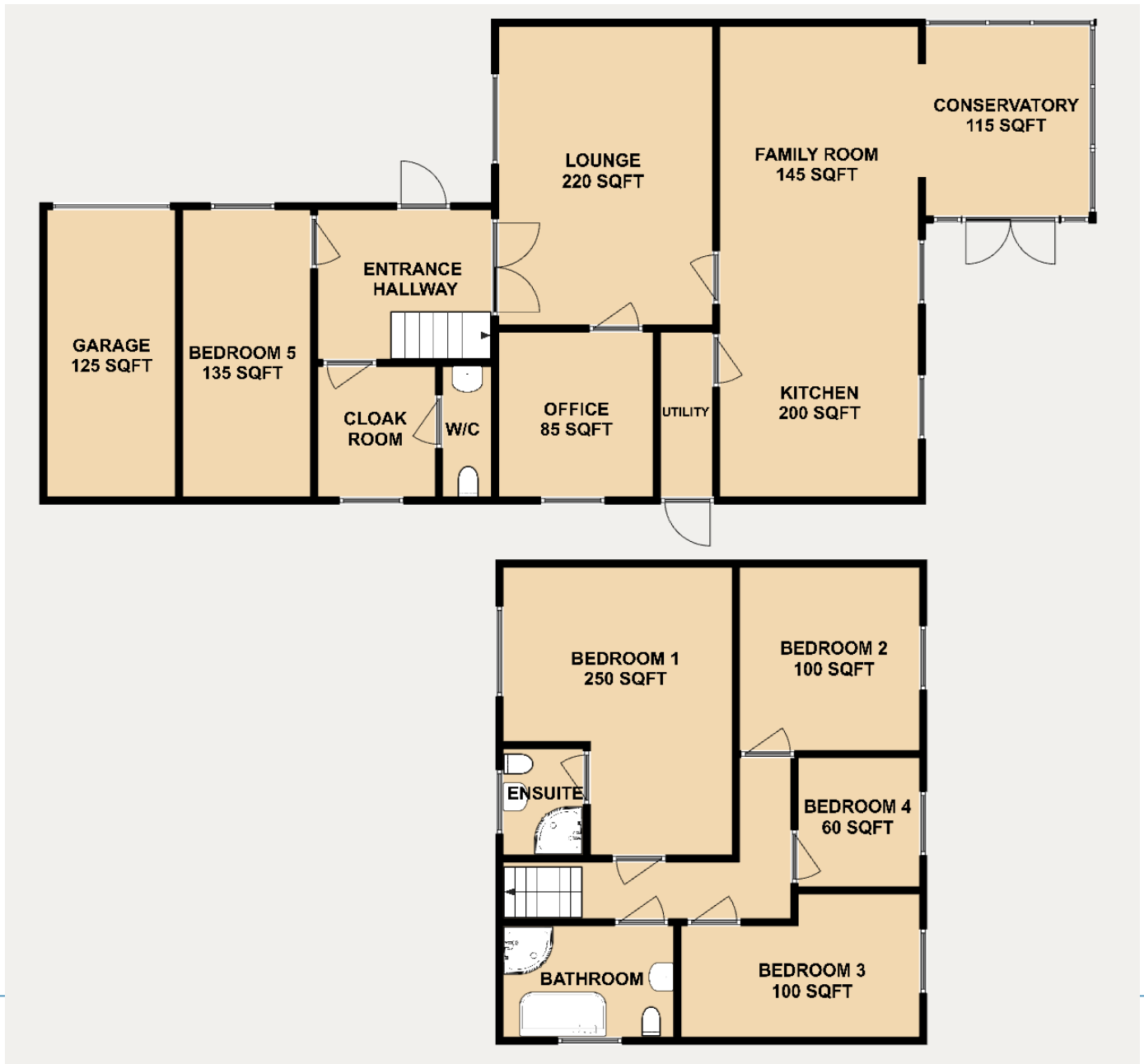
## Garage 7' 2" x 16' 6" (2.18m x 5.03m)

Accessed via an up and over door with power points and lights





# FLOORPLAN







**Call Grow Property on 01352 250 223 to arrange a viewing**