



## Ashley Pentre Road

Pentre Halkyn, Holywell, CH8 8BS

Offers Around £440,000



Reid and Roberts Estate and Letting Agents are thrilled to present this exceptional four-bedroom detached family home, offering an impressive blend of space, modern amenities, and picturesque surroundings. Set in a prime location, the property boasts breath-taking views of the Dee Estuary, the Wirral Peninsula and fields to the front, while to the rear; you can enjoy further field views. The property features newly fitted double-glazed windows in 2023 (excluding the conservatory.) Additionally, it benefits from solar panels, offering the advantage of a feed-in tariff, generating a modest income alongside reducing energy costs. The home also comes equipped with a Pod Point electric vehicle charger, installed in 2021, providing convenient and cost-effective charging for your electric car.

This property is perfect for those seeking a family home with generous space, multiple reception areas, and versatile room usage, all within a well-maintained setting making it an ideal choice for families seeking comfort and eco-friendly living.

In brief the property comprises of: An Entrance Hall, Spacious Lounge, 2nd Reception Room / Office, Kitchen opening into the Conservatory / Dining Room, Utility, Downstairs W.C and Lean to. To the first-floor accommodation you will find: A master bedroom with dressing area and En-suite with 3 further bedrooms and a family bathroom. To the front of the property, you will find a well-sized workshop and a slate driveway providing ample off-road parking with an additional driveway area in front of the workshop. A front garden area, fully enclosed by a wooden fence and accessed via a secure gate and to the rear, a generously sized mainly laid to lawn elevated garden providing an expansive outdoor space and due to the elevated position of the garden, it offers stunning views to the front and rear.





### Accommodation Comprises

Steps up to a canopy porch and entrance door opening into:

#### Entrance Hall

The welcoming hall features a UPVC double glazed window offering stunning views of the Dee Estuary, the Wirral Peninsula and fields to the front elevation. Wood flooring, power points, smoke alarm, radiator and a turn staircase leading to the first-floor accommodation with an under stairs storage cupboard and pull-out drawer providing plenty of storage. Doors leading to the lounge, office / 2nd reception room and kitchen.

#### Lounge

The spacious lounge boasts a feature fireplace, adding charm and warmth to the room. Wood flooring, wall lights, TV point, power points, decorative picture rail, two radiators and UPVC double glazed windows offering captivating views of the Dee Estuary, the Wirral Peninsula and fields the front elevation and UPVC double glazed window to the rear elevation overlooking the rear garden and filling the space with natural light.

#### Office / 2nd Reception Room

This versatile space can function as an office or an additional sitting room. With wooden flooring and a feature multi-fuel log burner, it offers comfort and character. UPVC double glazed French doors open onto the rear garden, while the room is equipped with a radiator, power points, a TV point, built-in shelving, and a built-in office desk.

#### Kitchen

Housing a range of wall and base units complemented by complimentary worktop surfaces over. The stainless-steel sink with drainer and mixer tap is conveniently positioned under the window, which overlooks the rear garden. There's ample space for a Range master oven with stainless steel chimney extractor hood over. Space for a dishwasher and an American-style fridge freezer. Splashback tiles, tiled effect vinyl flooring, power points, a traditional radiator and UPVC double glazed window to the rear elevation, door into the utility and an opening into:

#### Conservatory

The conservatory boasts large double-glazed windows that provide stunning views of the Dee Estuary, the Wirral Peninsula, and the surrounding open fields. Built on dwarf walls and enhanced with 100mm of insulation, this space ensures comfort throughout the year. The room is finished with tiled flooring and is equipped with a radiator and power points.

#### Utility Area

With space for a washing machine and dryer, the utility room includes partial vinyl flooring, wall cabinet, power points, and partially tiled walls and is enhanced with 100mm of insulation. A UPVC double glazed window to the rear elevation provides natural light. This area also houses the oil boiler and provides loft access.

#### Downstairs W.C

Low flush W.C and a UPVC double glazed frosted window to the front elevation.

#### Lean-to

This area includes two wooden stable doors providing easy access to the front / rear of the property. Provides extra storage space, equipped with power points and a polycarbonate roof.

#### First Floor Accommodation

##### Landing

Provides loft access and doors to four bedrooms and a bathroom.

##### Master Bedroom

The room benefits from a radiator, power points, and a UPVC double-glazed window overlooking the rear garden and fields. Ample space for large wardrobes, a double bed, and other bedroom furniture and an opening into:

Dressing Area - An additional area for storage or a vanity table, featuring wall lights and door leading into an En-suite.

##### En-Suite

Three-piece suite comprising of: Low flush W.C, a traditional pedestal sink with taps, and a shower enclosure with a mains-powered shower. Storage cupboard, chrome towel rail radiator, an additional radiator and partially tiled walls, and decorative vinyl flooring.

##### Bedroom Two

This bedroom features ample built-in storage, including built-in wardrobes and cupboard offering plenty of space for organisation. A radiator, power points, decorative details such as dado rail and coved ceiling. A large UPVC double-glazed window allows natural light to fill the room while providing views of the rear garden and fields.

##### Bedroom Three

This bedroom features a coved ceiling, a radiator, and a large bay window with UPVC double glazed windows to the front elevation providing stunning views over the Dee estuary, the Wirral peninsula and fields.

##### Bedroom Four

UPVC double-glazed window to the front elevation, offering stunning views over open fields, the Dee Estuary, and across to the Wirral Peninsula. Equipped with radiator and a built-in storage cupboard providing ample storage space.

##### Bathroom

Modern three-piece suite comprising of: Low flush W.C, a pedestal sink with mixer tap over and a panelled bath also fitted with mixer tap. The bath is complemented by a wall-mounted mains-powered shower and a clear shower screen for convenience. The space is finished with fully tiled walls and tiled effect vinyl flooring, providing a clean and contemporary feel. Additional features include a chrome towel rail radiator and a large UPVC double-glazed frosted window to the front elevation, ensuring privacy while allowing plenty of natural light.

##### Workshop Area

A generously sized workshop ideal for various uses such as, storage, DIY projects, or as a dedicated workspace. The area is well-lit with fluorescent lighting, ensuring optimal visibility for any tasks or projects. Power points providing easy access to electrical outlets for tools or equipment. Single glazed window to the rear elevation. Whether used for storage, as a workshop, or for hobbies, this versatile area offers plenty of potential to meet your needs.

##### External

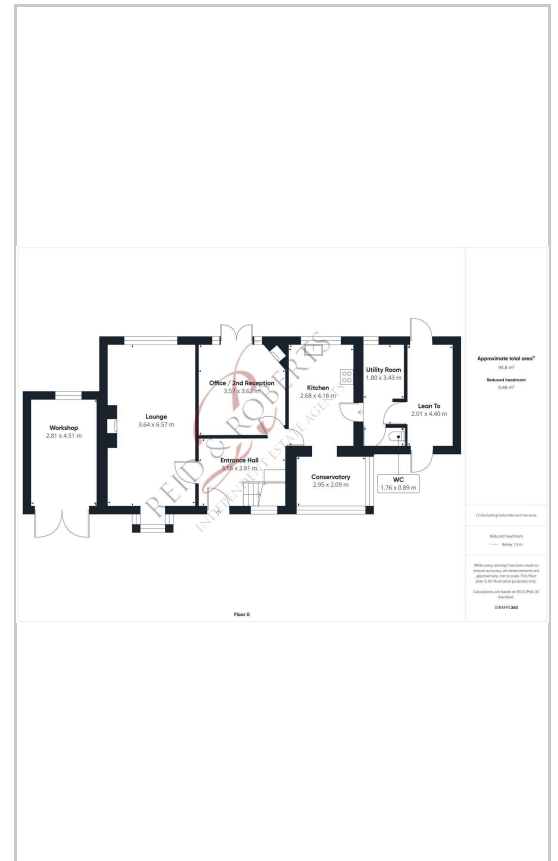
The front of the property is approached via a welcoming slate driveway offering ample off-road parking, with an additional dedicated parking area situated in front of the workshop. The front garden is fully enclosed by a wooden fence and accessed via a secure gate, ensuring security. Slate pathway leading to a wooden stable door leading into the lean to and decked area in front of the conservatory. You will also find a wrought iron gate to the other side of the property providing convenient access to the rear garden.

The rear of the property presents a versatile outdoor space, featuring a gravelled area that is partially covered by a wooden lean-to canopy with solar panels, offering shelter and shade. Steps leading up to a patio area, perfect for outdoor dining or relaxing and an expansive elevated mainly laid to lawn garden. Thanks to the elevated position, the garden enjoys stunning views of the Dee Estuary, the Wirral Peninsula, and the surrounding countryside at the front, as well as field views at the rear.

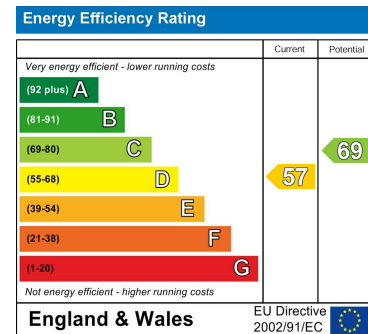
## Area Map



## Floor Plans



## Energy Efficiency Graph



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