



The Chalet Third Avenue

Talacre, CH8 9RG

Offers In The Region Of £320,000



The Chalet Third Avenue

Talacre, CH8 9RG

Offers In The Region Of £320,000



Accommodation Comprises

Wrought iron gate opens to steps up to UPVC entrance door.

Hallway

As you step through the UPVC entrance door, you are greeted by a bright and inviting hallway that sets the tone for the rest of the home. The space features stylish wood-effect laminate flooring that adds warmth and character, complemented by a coved ceiling. A radiator ensures the area remains cosy, while a thoughtfully designed nook provides the perfect spot for hanging coats and storing shoes, keeping the entrance tidy and organized. The hallway is also equipped with a wall-mounted thermostat for easy temperature control, a smoke alarm for added safety, and convenient loft access for additional storage. From this central hub, doors open to the spacious lounge, an open-plan kitchen and dining area, three generously sized bedrooms, a contemporary family bathroom, and a cupboard that houses the oil boiler, blending functionality with seamless design.

Double doors open into:

Lounge

Step into the expansive, elegantly designed lounge, where style meets comfort. This inviting space features wood-effect laminate flooring that adds warmth and character, a radiator and power points ensure convenience for all your entertainment and living needs. The room is bathed in natural light, courtesy of impressive large UPVC double-glazed windows that extend down to the floor that create a bright, open ambiance. Additional UPVC double-glazed windows on both the front and rear elevations further enhance the room's luminosity. Beautiful double wooden doors provide an effortless flow into the adjoining kitchen / diner, perfect for both everyday living and entertaining guests.

Open-Plan Kitchen / Diner

The heart of the home is the open-plan kitchen and dining area and boasts an extensive range of contemporary wall and base units, beautifully complemented by worktop surfaces that provide ample preparation space. A sink with a drainer, topped with an elegant traditional gold tap, is perfectly positioned beneath a large UPVC double-glazed window to the rear elevation, offering views of the rear garden and flooding the space with natural light.

This fully equipped kitchen caters to all your culinary needs, featuring a built-in oven and an integrated electric hob with a extractor fan overhead. An integrated fridge / freezer and dishwasher are seamlessly incorporated. Additionally, there is dedicated space for a built-in washing machine and dryer, ensuring maximum convenience. Stylish splash-back tiles and partially tiled walls enhance the modern appeal, while durable tiled flooring offers both practicality and ease of maintenance. For casual dining, a breakfast bar provides the perfect spot for morning coffee or quick meals, while a display cupboard with glass-fronted doors and shelving adds a touch of sophistication, ideal for showcasing decorative pieces. A UPVC door leads directly out to the rear garden, blending indoor and outdoor living effortlessly.

Flowing seamlessly from the kitchen is the inviting dining area, thoughtfully designed for both everyday family meals and entertaining guests. This space features wood-effect laminate flooring, creating a warm and welcoming

atmosphere. Power points and a radiator ensure comfort and functionality, while large UPVC double-glazed windows to the rear and side elevations bathe the room in natural light and offer delightful garden views. For added charm and cohesion, double wooden doors connect the dining area back to the spacious lounge, enhancing the home's open-plan feel while allowing for privacy when needed.

Family Bathroom

The family bathroom is elegantly appointed with a stylish three-piece suite, featuring a contemporary low-flush WC, a classic pedestal sink, and a luxurious freestanding roll-top bath. The bath is complemented by traditional chrome taps and an attached handheld shower, offering both style and functionality. Fully tiled walls and flooring and a radiator provides warmth and comfort, while a UPVC double-glazed frosted window to the rear elevation allows natural light to filter in, maintaining privacy without compromising brightness.

Master Bedroom

The master bedroom serves as a spacious retreat, thoughtfully designed with ample storage and comfort in mind. Built-in fitted wardrobes provide generous storage solutions. The large UPVC double-glazed windows overlook the front elevation, flooding the room with natural light. This expansive room easily accommodates a super king-size bed with additional space for bedside tables and other bedroom furniture. Coved ceiling, power points and TV point cater to modern living needs. A private door leads seamlessly into the en-suite for added convenience.

En-Suite

The three piece en-suite shower room comprises of: A sleek pedestal sink unit, a low-flush WC and a spacious walk-in shower, fitted with a mains-powered wall-mounted shower and enclosed by a shower curtain. Fully tiled walls and flooring. Additional features include a radiator and a UPVC double-glazed frosted window to the side elevation, allowing for natural light while preserving privacy.

Bedroom Two

This double bedroom features a radiator, power points, TV point and UPVC double-glazed windows to the front elevation. The coved ceiling adds to the room's charm, and fitted wardrobes provide ample storage. The room is spacious enough to accommodate various pieces of bedroom furniture.

Bedroom Three

Another generously sized double bedroom, this room includes fitted wardrobes, a radiator, power points and UPVC double-glazed windows to the rear elevation overlooking the rear garden. The coved ceiling adds a finishing touch to this comfortable space.

External

The property welcomes you through a charming single wrought iron gate, where a set of steps leads up to a stylish uPVC entrance door. The front garden is thoughtfully designed for low-maintenance living, adorned with golden gravel that adds a warm, inviting touch. This space is beautifully framed by a red dwarf brick wall and complemented by wooden panelled fencing, providing both character and privacy. For added convenience, a double wrought iron gate opens onto a spacious block-paved driveway, offering ample parking for two to three vehicles. The driveway seamlessly extends to a detached single garage, while a

wooden side gate offers direct access to the rear garden.

At the rear, the property reveals a generously proportioned garden, predominantly laid to lawn, providing an open and versatile outdoor space. This serene area is perfect for relaxation or hosting, with a paved patio that invites al fresco dining and summer gatherings. The garden gracefully extends along both sides of the property, ensuring a seamless flow and maximizing outdoor enjoyment. Enclosed by wooden panelled fencing, the garden offers a private sanctuary, while the oil tank is discreetly positioned within the garden.

Garage

The detached single garage can be accessed via an additional UPVC door from the garden, blending practicality with ease of use or an up-and-over door at the front and is fully equipped with lighting and power, making it an ideal space for secure storage, a workshop, or even a hobby area. Adding a unique and luxurious feature, the garage also houses a sauna, offering a private retreat for relaxation and wellness within the comfort of your own home.

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandroborts.com

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be

made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

MISDESCRIPTION ACT

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



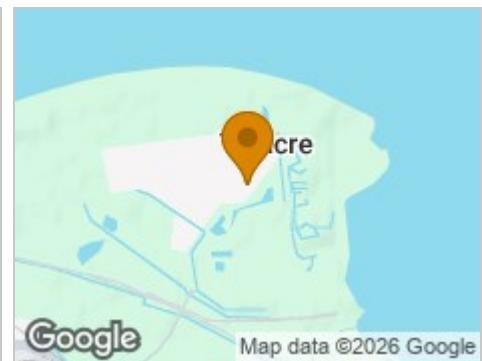
Road Map



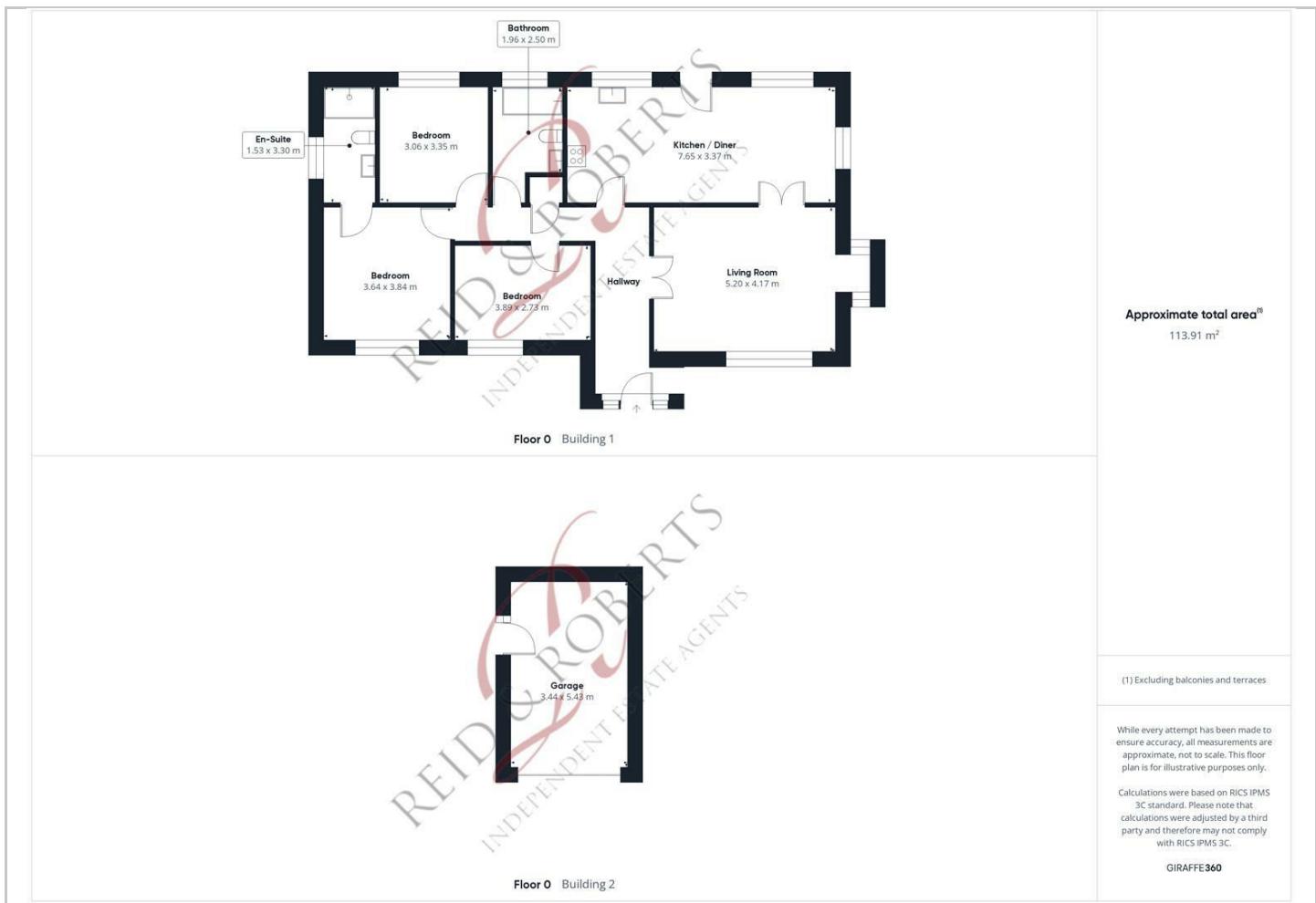
Hybrid Map



Terrain Map



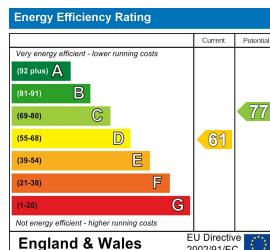
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.