



Floor 0



Floor 1

Approximate total area<sup>®</sup>  
1608 ft<sup>2</sup>  
149.4 m<sup>2</sup>  
Balconies and terraces  
401 ft<sup>2</sup>  
37.3 m<sup>2</sup>

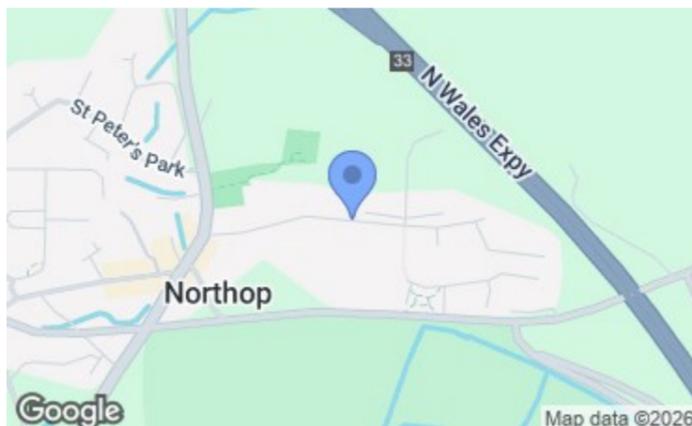
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Cavendish



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**Meadows Lea Church Road**  
Northop, Mold,  
CH7 6BS

**NEW**  
**£460,000**

Nestled on the charming Church Road in Northop, Mold, this delightful detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a serene and welcoming environment. The well-designed layout features three inviting reception rooms, providing ample space for relaxation and entertaining guests.

The house is set in a picturesque location, surrounded by the natural beauty of Northop, while still being conveniently close to local amenities and transport links.

This property presents an excellent opportunity for those looking to settle in a peaceful community, with the added benefit of spacious living areas that cater to modern family needs. Whether you are hosting gatherings or enjoying quiet evenings at home, this house is sure to meet your expectations. Don't miss the chance to make this lovely home your own.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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## LOCATION

Northop is a sought-after village in Flintshire, offering a perfect blend of historic charm and modern convenience. Known for its landmark Grade I listed church and strong community feel, the village provides everyday amenities including local pubs, a shop, and leisure facilities such as a cricket club and an 18-hole golf course at Northop Country Park. With excellent road links via the A55 and a nearby university campus specialising in land-based studies, Northop combines a peaceful village atmosphere with easy access to Mold, Flint, Chester, and the wider region.

## EXTERNAL



The property is accessed through a wooden gate and a stone wall, leading to a tarmac driveway offering parking for two cars. The front garden is neatly landscaped with a lawn to the right-hand side, alongside an integrated single garage. The property has a striking curb appeal with its charming design and green UPVC front door with a stained-glass window.

## ENTRANCE HALL

1.03 x 4.06 (3'4" x 13'3")



Stepping through the green front door, you enter the entrance porchway, featuring a tiled floor and side access to the rear of the property. The hallway boasts wood flooring, a white radiator, and two light pendants. The staircase to the first floor is located here, alongside a downstairs WC. Oak doors throughout the downstairs are complemented by silver handles, adding a touch of elegance.

## W/C

1.68 x 6 (5'6" x 19'8")



This stylish WC includes a square white hand basin within a blue-painted storage unit that cleverly hides the flusher. A golden faucet complements the white marble-effect top,



## TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

## COUNCIL TAX

Council Tax : Band F - Flintshire County Council

## AML

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would

ask for your co-operation in order that there will be no delay in agreeing the sale.

## MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

## EXTRA SERVICES

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

## PRIORITY INVESTORS CLUB

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## VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

## DIRECTIONS

Start at The Cross, in Mold town centre. - Head north-east on Chester St/A5119 towards Tyddyn St- At the roundabout, take the 1st exit onto Lead Mls/A541-At the roundabout, take the 4th exit onto King St/A5119-Continue to follow A5119- Turn left to stay on A5119- Turn right onto Church Rd

### BATHROOM

2.38 x 2.07 (7'9" x 6'9")



The family bathroom has tiled effect vinyl flooring and a wooden sliding door leading to the entrance. It includes a corner shower cubicle with glass-lined doors and silver showerhead, complemented by grey-tiled walls. A chrome towel rail, large standalone bath with a silver faucet, and overhead handheld shower provide a well-appointed space. Spotlights and a mirror with lighting complete the room.



### REAR GARDEN



Stepping into the rear garden, you are greeted by a large grey tiled patio, perfect for seating and relaxation. The patio wraps around the sunroom, with access to the front of the property via a gate. The rear garden continues with a lawn and additional seating area beneath a wooden pergola, providing a peaceful space to unwind. Raised flower beds line the sides and rear of the garden, with fencing ensuring privacy and a back gate for access to the rear field. The garden also includes water taps and waterproof electrical sockets for convenience.



with gold-trimmed tiles adding a sense of luxury. The room also features a golden towel rail and a white vertical radiator, making it both functional and beautiful.

### LIVING ROOM

3.54 x 6.67 (11'7" x 21'10")



The generous living room is carpeted and offers plenty of space for both sitting and relaxing. It features a charming wood burner set on a slate hearth with a black slate and wooden mantelpiece. The room is bathed in natural light from a large double-glazed window overlooking the front of the property, and two hanging light pendants provide soft illumination. Two radiators help keep the space comfortable. An archway leads to the adjoining dining room.



### DINING ROOM

2.97 x 3.57 (9'8" x 11'8")



The dining room is also carpeted and provides a lovely space for family meals or entertaining guests. It features a radiator, a doorway leading to the kitchen, and a set of glass sliding French doors that open into the sunroom, allowing natural light to flow through the entire ground floor. Hanging light pendant above the dining table create an inviting ambiance.

### SUN ROOM

5.97 x 2.57 (19'7" x 8'5")



The family room offers further living space, with views over the rear garden and fields beyond. The room continues with wood flooring and benefits from insulated roofing and spotlights for added brightness.

**KITCHEN**

2.16 x 3.28 (7'1" x 10'9")



At the heart of the home lies an open-plan kitchen, a true hub for modern living. The kitchen features white wall and base units with sleek grey worktops, a four-ring gas hob, and a silver-and-black Hotpoint extractor fan with a stylish purple glass splashback. A grey composite sink with an adjustable faucet is ideally placed for the chef of the house. Additional storage is available with large sliding pan drawers, built-in oven and grill, and space for a fridge/freezer. A slide-out pantry drawer and a kitchen island with bar seating enhance both the functionality and social aspect of the space.

**KITCHEN / BREAKFAST ROOM**

3.42 x 3.54 (11'2" x 11'7")



**LAUNDRY ROOM**

2.10 x 1.83 (6'10" x 6'0")

The kitchen leads to a practical laundry room with white units and a white worktop, providing space for a washer and dryer, and access to the garage.

**GARAGE**

2.47 x 3.53 (8'1" x 11'6")

The garage is accessible through a door from the laundry room, featuring concrete flooring, an ideal gas boiler, fuse board, and wooden garage doors that open to reveal extra storage in the rafters.

**LANDING**

2.19 x 1.95 (7'2" x 6'4")

The stairs to the first floor are carpeted with a white painted wooden balustrade and offer a landing with access to the bedrooms.

**PRIMARY BEDROOM**

3.52 x 3.53 (11'6" x 11'6")



This spacious bedroom is carpeted and features built-in wardrobes, a dressing table with drawers, and plenty of space for a double bed. A double-glazed window offers views of the front of the property, and a radiator ensures comfort.

**EN SUITE**

2.46 x 0.83 (8'0" x 2'8")

The cleverly hidden en-suite bathroom includes a

space-saving WC, hand basin with vanity storage, an electric shower within a black plastic panel cubicle, and a double-glazed window for light and ventilation.

**BEDROOM 2**

3.54 x 3.40 (11'7" x 11'1")



This generous double bedroom is carpeted and features a radiator and double-glazed window overlooking the fields behind the property. The views extend across the countryside to the Welsh hills and Liverpool Cathedral.



**BEDROOM 3**

2.82 x 3.55 (9'3" x 11'7")



Another double room, this one includes built-in wardrobes and a radiator, with a double-glazed window overlooking the rear garden and countryside beyond.

**BEDROOM 4**

2.83 x 2.56 (9'3" x 8'4")



Currently used as an office, this double bedroom is carpeted, features a radiator, and enjoys a front-facing double-glazed window. It also has access to the loft space.