



11 Queens Drive
Colwyn Bay, LL29 7BH

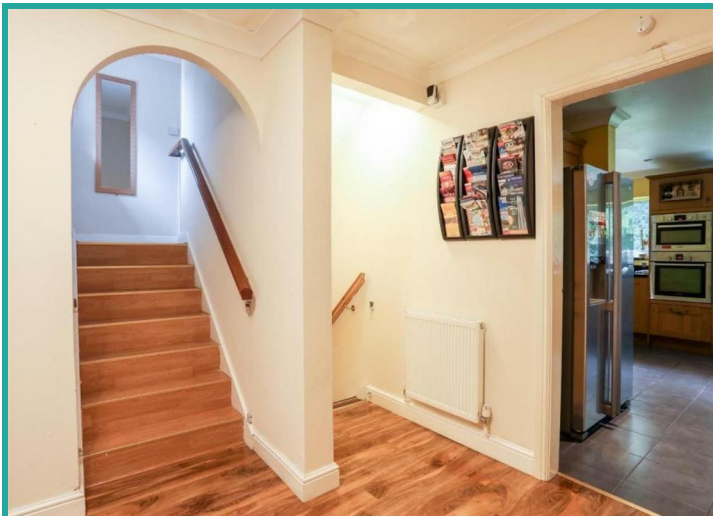
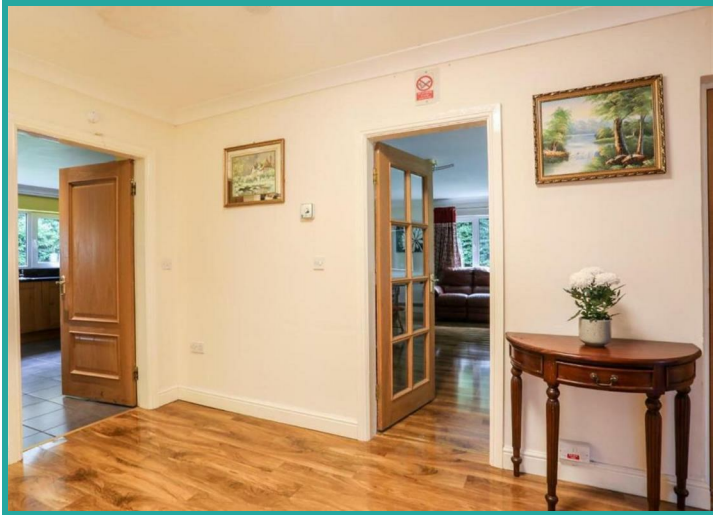
Asking Price £670,000



STERLING

ESTATE AGENTS & VALUERS

A truly outstanding DETACHEED 5 BEDROOM FAMILY RESIDENCE of exceptional style set in mature grounds in one of the fashionable roads in the area. Approached by a long driveway opposite Rydal School, there is ample off road parking, turning and a 2 CAR GARAGE. A versatile home designed on different levels extending to some 2,152 sq feet, the accommodation affords ENTRANCE PORTICO to HALL, CLOAKROOM, SPACIOUS LOUNGE leading onto the gardens, DINING ROOM, FITTED KITCHEN BREAKFAST ROOM, UTILITY, STUDY OR BEDROOM, LOWER LEVEL GAMES ROOM or BEDROOM with EN SUITE. On the UPPER FLOORS there are 4 MORE BEDROOMS, 2 EN SUITES and FAMILY BATHROOM. The gardens are a particular feature being well stocked private and secluded from the road. One of the finest homes in the area viewing is highly recommended. Gas C.H, Double Glazing, Tenure Freehold, Council Tax Band H. EPC 64D Potential 79C Ref CB7913



Portico

Double glazed front door, walnut style veneer flooring, double glazed

Hall

14'9" x 7'6" (4.5 x 2.3)

Bevelled glass inner door, walnut style veneer flooring, central heating radiator, 2 central heating radiators, store cupboard

Cloakroom

W.C, wash hand basin, central heating radiator

Large Lounge

29'2" x 13'9" x 18'0" (8.9 x 4.2 x 5.5)

Fireplace and chimney breasting, marble inset and hearth, living flame gas fire, walnut style veneer flooring, 3 central heating radiator, coved ceilings, 3 double glazed windows and patio doors leading onto the gardens

Dining Room

12'5" x 12'1" (3.8 x 3.7)

Double glazed window and patio doors onto the gardens, walnut style veneer flooring, coved ceilings, central heating radiator

Fitted Kitchen Breakfast

19'0" x 11'5" (5.8 x 3.5)

Range of oak base cupboards and drawers with black granite work top surfaces, peninsular base cupboards and breakfast bar, grey tiled floor, double glazed, 5 ring gas hob unit, stainless steel splash back and Bosch cooker hood, stainless steel sink unit, Bosch oven and microwave, larder unit and LF fridge freezer, central heating radiator Worcester gas fired central heating boiler, double glazed and back door

Utility

Stainless steel sink, wall cupboard, plumbing for washing machine

Study or Bedroom

11'9" x 11'5" (3.6 x 3.5)

Double glazed, central heating radiator, walnut style veneer flooring, coved ceilings

Lower Level

Stairway off the Hall to Lower Level

Games Room or Bedroom

16'8" x 11'5" (5.1 x 3.5)

Walnut style veneer flooring, 4 double glazed windows, coved ceilings, central heating radiator, built in cupboard

En Suite Shower Room

Shower cubicle and unit, w.c, wash hand basin, 2 double glazed windows, central heating radiator

Upper Level

Stairway from Hall to Upper Level Laminate flooring, double glazed

Bedroom 2

11'9" x 10'2" (3.6 x 3.1)

Double glazed, central heating radiator, laminate flooring, coved ceilings, built in 4 door wardrobe

Family Bathroom

8'6" x 6'6" (2.6 x 2)

Pink suite of cast bath, pedestal wash hand basin, w.c, central heating radiator, shower unit, coved ceilings, vanity cupboard

Top Level

Stairway up to Top Level

Bedroom 3

14'9" x 12'5" (4.5 x 3.8)

Double glazed, 2 central heating radiators, laminate flooring, 5 door corner wardrobe unit, dressing table, roof void storage, double door store

En Suite

7'2" x 7'2" (2.2 x 2.2)

Quadrant shower cubicle and unit, w.c, wash hand basin, heated towel radiator, double glazed velux window, shaver point

Bedroom 4

19'4" x 10'2" (5.9 x 3.1)

Double glazed window, laminate flooring, corner dressing table, 2 central heating radiators, 2 double door wardrobes and single robe, 6 steps up to

Dressing Games Room off

13'10" x 6'8" (4.23 x 2.05)

Pitched ceilings, laminate flooring, central heating radiator, roof void cupboard

Juliet En Suite Shower

6'10" x 3'11" (2.1 x 1.2)

Square shower cubicle and unit, w.c, pedestal wash hand basin, central heating radiator, double glazed velux, door to bedroom 5

Bedroom 5

10'5" x 8'10" (3.2 x 2.7)

Double glazed, central heating radiator, laminate flooring, built in cupboard cupboard, double door wardrobe, door to en suite Juliet shower

Double Garage

19'6" x 18'10" (5.94m x 5.74m)

Detached, brick built beneath a tiled pitched roof, 2 up and over doors, power & light laid on. Long decorative brick driveway through security gates providing ample parking and turning

The Grounds

The grounds surrounding the property are a particular feature with lawn areas, established trees and bushes, decking area to the side. The property is set well back from the road, sheltered and private, Greenhouse

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492 - 534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.











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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (91-100)		A (10-15)	
B (81-90)		B (16-20)	
C (71-80)		C (21-25)	
D (61-70)		D (26-30)	
E (51-60)		E (31-35)	
F (41-50)		F (36-40)	
G (31-40)		G (41-45)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

