



6 Meadow Avenue

Buckley, CH7 3EA

Offers Over £250,000



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Accommodation Comprises

The property enjoys an attractive approach, with a generous gravelled and stone driveway providing ample private parking for at least four vehicles.

A contemporary composite entrance door opens into the Entrance Porch, creating a welcoming first impression.

Porch

A beautifully presented and practical entrance to the home, providing an ideal space for coats and footwear before entering the main accommodation.

Natural light is drawn in through two uPVC double glazed window units, while elegant wood-effect flooring provides a seamless introduction to the contemporary interior beyond. A uPVC double glazed door opens into the Entrance Hallway.

Entrance Hallway

The welcoming hallway immediately establishes the property's bright and refined interior, with wood-effect flooring continuing through the space and a uPVC double glazed window to the side bringing in additional natural light.

A staircase rises elegantly to the first-floor accommodation, while solid timber internal doors lead to the principal ground-floor rooms. A generous understairs area provides valuable storage without compromising the clean and uncluttered appearance of the hallway.

Further features include a double panel radiator and ceiling lighting.

Downstairs W.C

Generously proportioned and beautifully maintained, the Ground Floor W.C. is fitted with a low flush W.C. and wash hand basin with tiled splashback. A frosted uPVC double glazed window provides natural light while retaining privacy, complemented by wood-effect flooring, radiator and ceiling lighting.

Lounge

A beautifully presented and inviting reception room, offering a peaceful retreat away from the more open-plan living spaces and providing a wonderful setting in which to relax and unwind.

The room is centred around an attractive log-burning stove set upon a marble hearth, creating a striking focal point and adding warmth and character to the contemporary interior. A uPVC double glazed window to the front elevation draws in plenty of natural light, while the generous proportions provide ample space for comfortable lounge furniture. Further features include two ceiling light points and a double panel radiator, completing this warm and elegant living space that feels equally suited to cosy winter evenings and relaxed everyday living.

Kitchen

A superb open and sociable space sitting at the heart of the home, the Kitchen/Dining Room combines generous proportions with a stylish contemporary finish and an excellent connection to the garden. The kitchen itself is fitted with an extensive arrangement of wall, base and drawer cabinetry, complemented by warm wood-effect work surfaces providing generous preparation space. A one-and-a-half bowl stainless steel sink and drainer with mixer tap is positioned beneath the rear-facing window, enjoying a lovely outlook across the garden. An integrated dishwasher maintains the streamlined finish, while dedicated space for an American-style fridge/freezer caters perfectly for family living. Thoughtful details include under-cabinet lighting and recessed ceiling spotlights.

Dining Area

Wood-effect flooring continues effortlessly into the generous dining area, with ample space for a substantial dining table and chairs. Perfect for everything from relaxed family breakfasts to dinner with friends, this is a wonderfully versatile entertaining space.

A glazed door opens directly onto the raised garden terrace, while the open connection into the extended reception room enhances the feeling of space and creates an excellent flow through the ground floor.

Additional Reception Room

A particularly impressive addition to the home, this substantial extended reception room dramatically enhances the living accommodation and provides a beautifully light and versatile space. With glazing positioned to both the front and rear, including wide uPVC double glazed patio doors opening onto the garden, the room enjoys an abundance of natural light and a wonderful relationship with the outside space. Currently styled as an additional sitting room, its generous proportions lend themselves to a variety of uses. It could serve beautifully as a sophisticated family lounge, entertaining room, playroom, home office or games room, allowing the property to evolve effortlessly around the needs of its owners. Wood-effect flooring continues throughout, complemented by recessed spot lighting, a TV aerial point and two double panel radiators. A solid timber door leads into the Utility Room.

Utility Room

The addition of a dedicated utility room further enhances the thoughtful layout of the property, providing a practical yet beautifully integrated extension of the main accommodation.

Fitted with a range of wall and base cabinetry beneath complementary wood-effect work surfaces, the room incorporates a circular stainless steel sink with mixer tap together with plumbing and space for both a washing machine and tumble dryer. A uPVC double glazed window overlooks the garden, with further features including a wall-mounted combination boiler, heated towel rail, wood-effect flooring and loft access.

Stairs From Hallway Rise To:

Landing

The staircase rises to a spacious and naturally bright first-floor landing, where a uPVC double glazed window to the side elevation is finished with an attractive marble-effect sill.

The landing continues the property's beautifully presented interior, with feature pendant lighting and recessed spotlights adding a stylish finish. Solid timber doors lead to all three bedrooms and the family bathroom, while a built-in cupboard provides discreet additional storage and there is access to the loft.

Bedroom One

A generously proportioned and beautifully presented principal bedroom, creating a calm and inviting retreat overlooking the rear garden. There is excellent space for a double bed alongside additional freestanding bedroom furniture, complemented by useful built-in storage cupboards which allow the room to retain its spacious feel. A large uPVC double glazed window draws in natural light and enjoys an attractive outlook across the garden, while picture rails add subtle character. Further features include a radiator and ceiling light with integrated fan.

Bedroom Two

An excellent second double bedroom, offering impressive proportions and a bright, beautifully maintained finish. The generous dimensions comfortably accommodate a double bed alongside additional bedroom furniture, while a uPVC double glazed window to the front elevation fills the room with natural light. Further features include a double panel radiator and central ceiling light point.

Bedroom Three

A charming and well-proportioned third bedroom offering excellent flexibility. Perfectly suited as a child's bedroom or nursery, the room would also make an attractive home office or dressing room if preferred. A uPVC double glazed window overlooks the front elevation, complemented by a double panel radiator and central ceiling light.

Family Bathroom

The beautifully appointed four-piece family bathroom is another impressive feature of the home, offering generous proportions and a luxurious arrangement incorporating both a freestanding bath and separate shower. The suite comprises a statement freestanding bath with mixer tap, corner shower enclosure with tiled surround and mains-powered shower, pedestal wash hand basin with stone tiled splashback and low flush W.C. Carefully considered finishes include partial wall tiling, recessed ceiling spotlights, a heated towel rail and practical flooring, while a frosted uPVC double glazed window provides both natural light and privacy. The result is a spacious and relaxing bathroom with a polished finish, perfectly suited to both busy mornings and a long soak at the end of the day.

Outside

The south-west facing rear garden is a truly exceptional feature of the property, offering a wonderful combination of space, privacy and sunshine.

Tel: 01352 700070

Immediately adjoining the house is an elevated stone-tiled terrace, beautifully positioned to create a natural continuation of the indoor living accommodation. With direct access from both the Kitchen/Dining Room and Extended Reception Room, it provides the perfect setting for outdoor dining, summer entertaining or simply relaxing with a drink in the afternoon and evening sun. Steps descend onto an expansive lawn, providing a superb amount of usable garden space while established shrubs and planting soften the boundaries and create an attractive backdrop. The garden's south-westerly orientation allows it to benefit from excellent levels of afternoon and evening sunshine, while its generous proportions and degree of privacy give it a wonderfully secluded feel. The outlook towards the fields beyond further enhances the sense of openness. A timber garden shed provides practical storage, while the scale of the garden leaves plenty of opportunity for further landscaping, children's play equipment or additional seating areas if desired.

For those who love outdoor living, this is a garden that genuinely sets the property apart, spacious, private, sun-filled and perfectly positioned for entertaining.

EPC Rating C

Council Tax Band D

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MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

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Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

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Road Map



Hybrid Map



Terrain Map



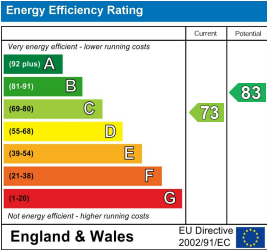
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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