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Northop Hall | Flintshire | CH7 6NQ

£340,000

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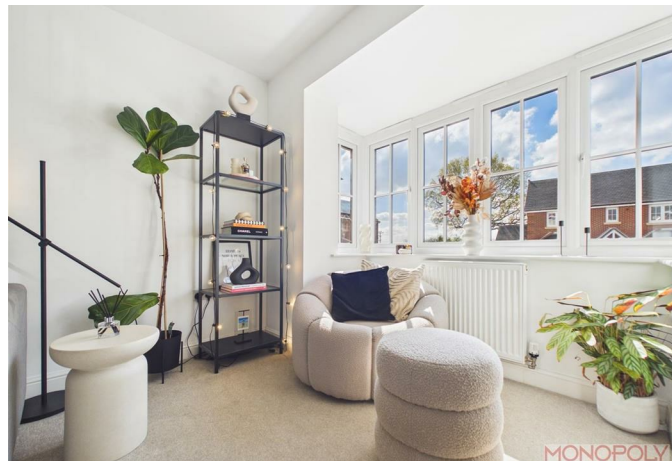
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Situated within the highly sought-after residential area of Northop Hall, this immaculate three double bedroom detached family home has been exceptionally well maintained and enhanced by the current owner since its construction in 2016. In brief, the accommodation comprises a welcoming entrance hallway, spacious living room and a modern open plan kitchen/dining room, complemented by a separate utility and downstairs WC, providing excellent and versatile ground floor living space. To the first floor, the landing leads to three well-proportioned double bedrooms, with the principal benefiting from an en-suite, alongside a contemporary family bathroom. Externally, the property continues to impress. The rear garden has been thoughtfully landscaped to a high standard, featuring porcelain tiled patio areas, a lawned garden, established planting and raised flower beds, all enhanced by mains lighting—creating an ideal space for both relaxing and entertaining. The property also benefits from a garage with an up-and-over door and additional side access.

Hero's Place forms part of a desirable modern development within Northop Hall, a popular village offering a strong sense of community along with a range of local amenities and countryside walks close by. The nearby market town of Mold provides a wider selection of shops, schools, restaurants and leisure facilities, while excellent transport links via the A55 and A494 offer convenient access to Chester, Wrexham and the wider North West, making this an ideal location for commuters.

- THREE DOUBLE BEDROOM DETACHED FAMILY HOME
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/DINING ROOM
- SEPARATE UTILITY
- DOUBLE BEDROOMS WITH PRINCIPAL HAVING EN-SUITE
- MODERN FAMILY BATHROOM
- DRIVEWAY AND GARAGE
- PLEASANT LANDSCAPED GARDENS TO FRONT AND REAR
- SOUGHT AFTER CUL-DE-SAC LOCATION IN NORTHOP HALL



Entrance Hallway

Composite door leads into entrance hallway with stairs to first floor, ceiling light point, panelled radiator and door into lounge.

Living Room

UPVC double glazed box window to the front elevation. Access to under-stairs storage cupboard with lighting. Carpet flooring, ceiling light point and two radiators.

Kitchen/Dining Room

Modern kitchen/dining area housing a range of wall, drawer and base units with complimentary work surface over incorporating a 1.5 stainless steel sink unit with detachable shower hose mixer tap. Integrated appliances include dishwasher, fridge-freezer, five ring gas hob with extractor over and an eye-level double oven and grill. Space for dining table, tiled flooring, radiator, recessed LED lighting uPVC double glazed window to the rear and uPVC double glazed French onto the patio.

Utility/Side Porch

Housing a range of base units with work surface over incorporating a stainless steel sink unit with mixer tap over. Space and plumbing for washing machine, tiled flooring, extractor fan, ceiling light point, composite door to the side and door into downstairs WC.

Downstairs WC

Two piece suite comprising low-level WC and corner wash hand basin. Tiled flooring, extractor, ceiling light point, radiator and uPVC double glazed frosted window to rear.

Landing Area

Carpeted flooring, ceiling light point, doors to three bedrooms and a bathroom.

Bedroom One

Spacious double bedroom with additional dressing area space. UPVC double glazed window to the rear, carpeted flooring, panelled radiator, ceiling light point and door into en-suite.

En-suite

Three piece suite comprising low-level WC, pedestal wash hand basin and enclosed mains shower cubical. Finished with tiled flooring, radiator, extractor, recessed LED lighting and uPVC double glazed window to the front elevation.

Bedroom Two

UPVC double glazed window to the front. Built in wardrobe housing hot water cylinder, carpeted flooring, ceiling light point and panelled radiator.

Bedroom Three

Another double bedroom with uPVC double glazed window to the rear. Carpeted flooring, ceiling light point and panelled radiator.

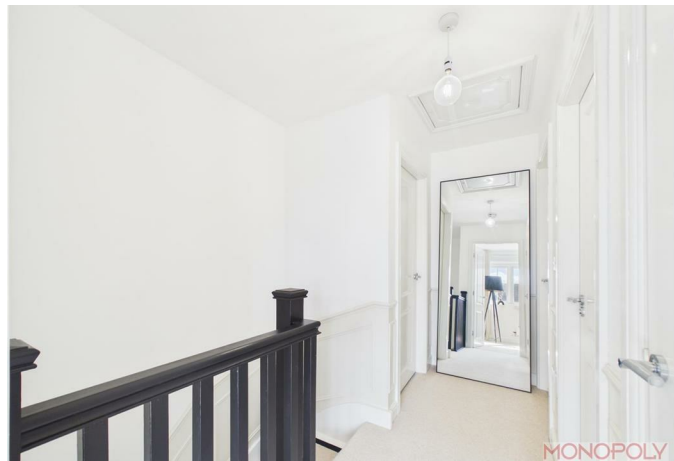
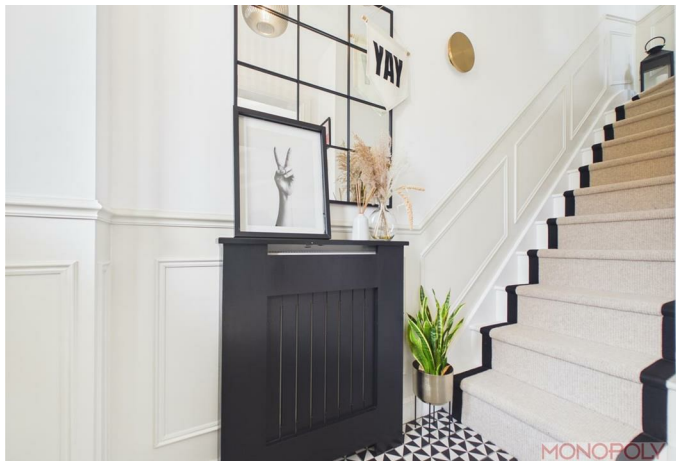
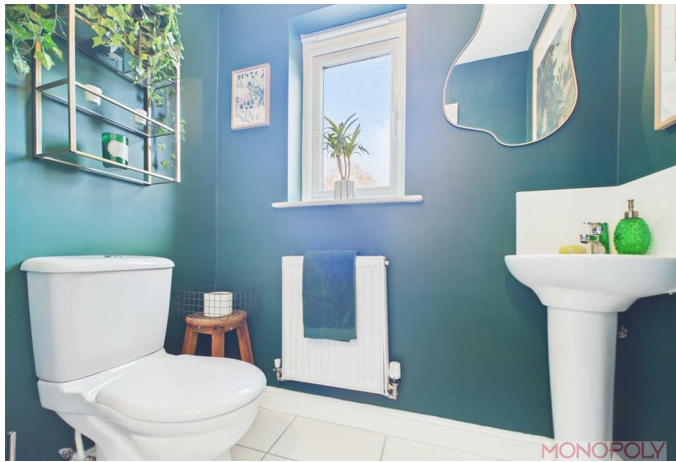
Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with dual hose mains rainfall shower over. Finished with tiled flooring, part-tiled walls, composite splash-back, chrome heated towel rail, shave point, extractor and uPVC double glazed window to the side elevation.

Outside

To the front, the property benefits from a well-maintained lawned garden with hedging to the boundaries, alongside a tarmac driveway providing off-road parking and an electric vehicle charging point, with access to the garage. A timber gate leads to the side of the property, where there is an additional access door to the garage and entry to the utility area. The rear garden has been thoughtfully





landscaped to create a stylish and practical outdoor space. A porcelain tiled patio provides an ideal area for seating and entertaining, complemented by decorative stone borders and established planting. Steps with raised beds lead up to the main lawned garden, where a further paved seating area can be found. The garden is enhanced by an outside tap, external power sockets and mains lighting to the flower beds, and is fully enclosed by fencing, offering a good degree of privacy and security.

Garage

Up and over door, additional side access door, power, lighting, fitted storage, boiler and electric box.

Additional Information

The home was built in 2016 in which the vendors have maintained and improved during that time. The boiler has been serviced regularly, the garden has been landscaped, a shower added to the main bathroom as-well as general re-decoration. The boiler is located in the garage. There is a service charge each year which varies however this year the price was £310 for the year.

Important Information

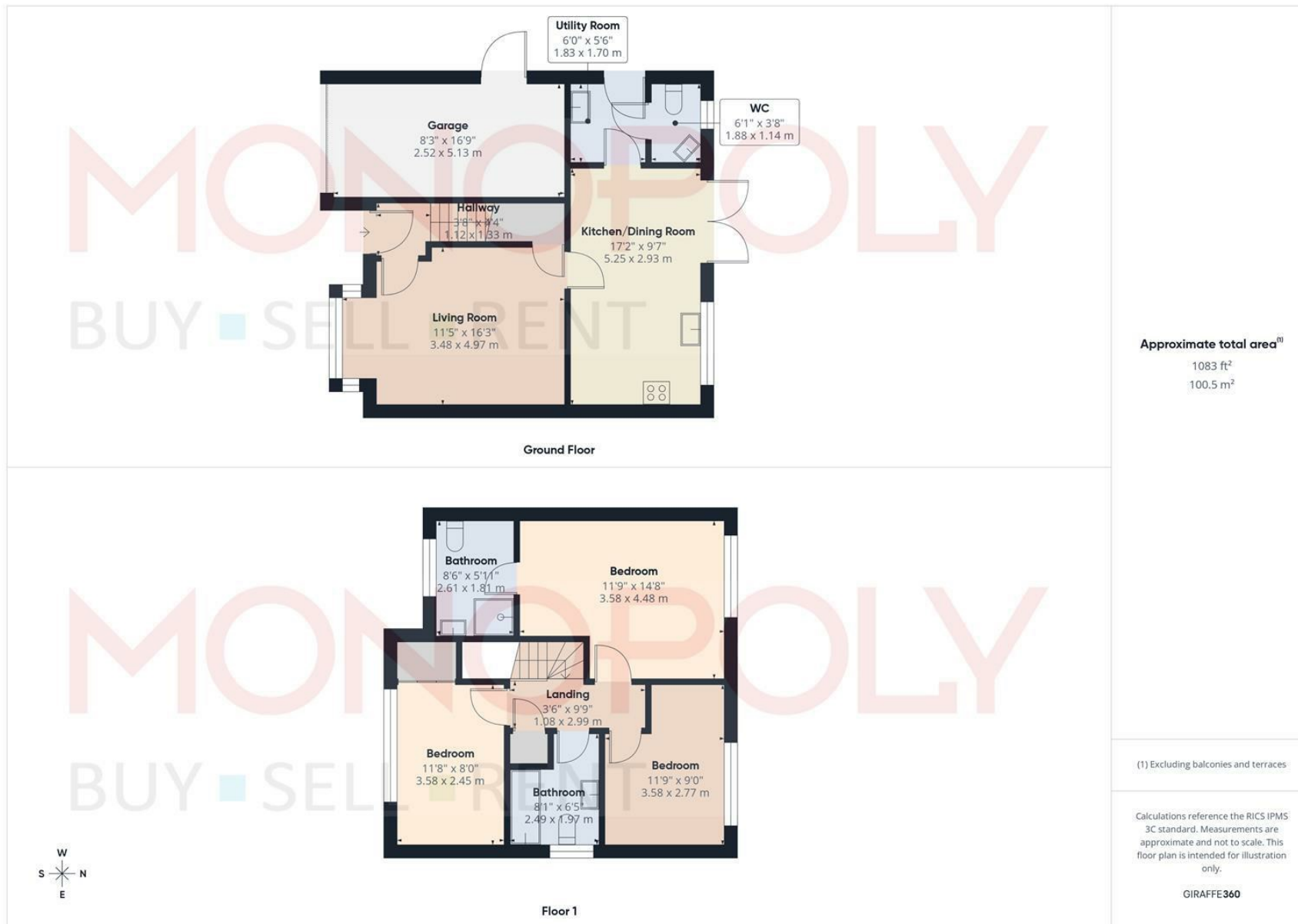
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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







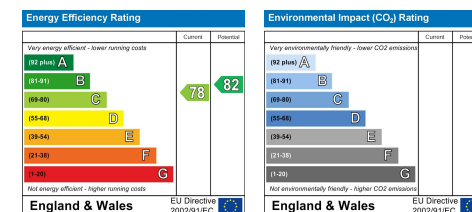


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