



18 Lon Nant

Denbigh, LL16 4BE

£379,950



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this beautifully extended and immaculately presented four-bedroom detached family home, situated within a popular residential development in Denbigh.

Having been thoughtfully enhanced and exceptionally well maintained by the current owners, this stunning property offers a perfect blend of contemporary style, practical family living and generous entertaining space. At the heart of the home lies the impressive open-plan kitchen, dining and family room, a truly standout feature designed with modern living in mind. Flooded with natural light from roof lanterns and bi-folding doors, this exceptional space seamlessly connects the home and garden, creating the ideal setting for everything from busy family life to hosting friends and special occasions. The stylish kitchen boasts granite worktops, a central island, quality integrated appliances and ample storage, whilst the log-burning stove provides a warm and inviting focal point to the family area.

The ground floor also benefits from a welcoming entrance hallway, a cozy snug providing additional reception space, a practical utility room, modern shower room and access to the garage, which has been cleverly divided to provide both storage and parking space. To the first floor are four well-proportioned bedrooms and a contemporary family bathroom, offering flexible accommodation for growing families, guests or those working from home.

Externally, the property benefits from driveway parking, garage facilities and an attractive rear garden providing an excellent space for outdoor dining, entertaining and family enjoyment.

Combining spacious accommodation, high-quality finishes and a superb family-friendly layout, this exceptional home offers everything required for modern family living and must be viewed to be fully appreciated.

Accommodation Comprises

The property is approached via a concrete driveway extending to the front of the property.

Entrance Hallway

A bright and welcoming entrance to the home, entered via a composite front door with decorative frosted glazed insets and matching side panel. Featuring wood-effect laminate flooring, recessed spotlighting, coved ceiling and a contemporary vertical radiator. An attractive oak staircase with oak balustrade rises to the first-floor accommodation, whilst bespoke built-in understairs storage incorporates drawers and cupboard space, providing practical everyday storage.

Snug

A cosy and versatile reception room enjoying a double glazed UPVC window to the front elevation. Comprising wood-effect laminate flooring, recessed spotlighting, coved ceiling, double panel radiator, television aerial point and telephone point. An ideal space for use as a snug, playroom, home office or additional sitting room.

Open Plan Kitchen / Dining Room

Undoubtedly the heart of the home, this stunning open-plan kitchen, dining and family room has been thoughtfully extended to create an exceptional space for modern family living and entertaining.

The kitchen is fitted with an extensive range of contemporary high-gloss wall and base units with soft-close cupboards and drawers, complemented by granite work surfaces. A substantial central island provides additional preparation and seating space, incorporating a composite sink with mixer tap and integrated drainer. Integrated appliances include an AEG dishwasher, whilst there is designated space for an American-style fridge freezer. A Belling range-style cooker with seven-ring gas hob and matching extractor hood forms an attractive focal point within the kitchen area.

The tiled flooring flows seamlessly throughout, enhancing the sense of space, whilst the extension benefits from Velux windows which allow an abundance of natural light to flood the room. The versatile layout comfortably accommodates both dining and lounge furniture, creating a fantastic social hub for everyday family life and entertaining guests. Further features include contemporary vertical radiators, feature pendant lighting over the island, integrated power points and a television aerial point.

Positioned within the family area, a charming log-burning stove sits upon a granite hearth with slate feature backdrop, creating a warm and inviting focal point. Completing this impressive space, bi-folding doors open directly onto the rear garden, providing a seamless connection between the indoor and outdoor living areas.

Rear Porch

Located off the kitchen, the rear provides valuable additional storage, ideal for busy family life. The porch also provides access to the side elevation and leads through to the ground floor shower room and garage, with a door leading out into the rear garden.

Ground Floor Shower Room

Beautifully appointed and finished to a high standard, this contemporary shower room comprises a walk-in shower with rainfall-style shower and glazed screen, wash hand basin and low-level WC. Complemented by modern wall and floor tiling, a frosted double glazed window, extractor fan and anthracite heated towel rail, the room offers a sleek and stylish addition to the ground floor accommodation.

Utility Room

Located off the kitchen, this practical utility room has been created from part of the original garage and provides valuable additional workspace and storage, ideal for busy family life. Fitted with further work surface space and storage units, the room offers space and plumbing for laundry appliances whilst also providing access to the ground floor shower room. A door leads through to the remaining garage space.

First Floor Landing

Stairs rise from the entrance hallway to the first-floor landing, featuring loft access, central ceiling light point and a useful open storage cupboard with slatted shelving. Doors lead to all first-floor accommodation.

Principal Bedroom

A generous double bedroom enjoying attractive views towards the surrounding rolling countryside via a double glazed UPVC window to the front elevation. Featuring a single panel radiator, textured ceiling and central ceiling light point, creating a bright and relaxing retreat.

Bedroom Two

A spacious double bedroom positioned to the front elevation and enjoying far-reaching views across the surrounding countryside and rolling hills. Comprising a double glazed UPVC window, single panel radiator, textured ceiling and central ceiling light point.

Bedroom Three

A further well-proportioned double bedroom with a double glazed UPVC window overlooking the rear elevation, enjoying pleasant views across neighbouring fields and countryside beyond. Featuring a single panel radiator, textured ceiling and central ceiling light point.

Bedroom Four

A versatile fourth bedroom overlooking the rear elevation with attractive views towards mature trees and rolling countryside. Comprising a double glazed UPVC window, single panel radiator, textured ceiling and central ceiling light point.

Family Bathroom

Beautifully appointed with a modern three-piece suite comprising a P-shaped panelled bath with waterfall-style shower over and glazed screen, vanity wash hand basin with storage beneath, and a low-level WC. Finished with tiled flooring, partial wall tiling, recessed spotlighting, extractor fan and a frosted double glazed UPVC window to the rear elevation.

External

To the front, the property benefits from a driveway providing off-road parking and access to the garage.

Garage

Accessed via the utility room and retaining part of its original function, the garage provides useful storage space and potential workshop facilities. A practical addition to the property, ideal for household storage, bikes, tools and garden equipment.

Rear Garden

Externally, the property continues to impress with a well-maintained rear garden offering a fantastic space for modern family living. Benefiting from a paved seating area and lawned sections, the garden provides ample room for children to play, outdoor entertaining and enjoying the warmer months. To the front, a driveway provides off-road parking and access to the garage. The rear garden perfectly complements the open-plan living accommodation, with bi-folding doors creating a seamless flow between the home and garden.

Tel: 01352 700070

EPC Rating - TBC

Council Tax Band - E

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Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

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Money Laundering

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.

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Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information

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



Road Map



Hybrid Map



Terrain Map



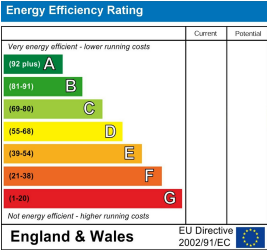
Floor Plan



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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