REID & ROBERTS

INDEPENDENT ESTATE AGENTS

25 The Close

Greenfield, CH8 7JR

Offers Over £200,000

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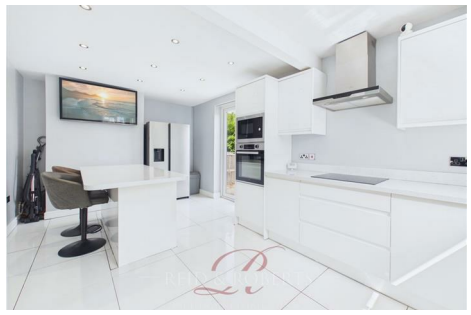

Accommodation Comprises

The property is approached via a private driveway providing off-road parking, with step up to the welcoming UPVC entrance door featuring an attractive decorative frosted glazed inset.

Entrance Hallway

The welcoming entrance hallway creates an excellent first impression, offering a stylish and practical introduction to this beautifully presented home. Finished with attractive tiled flooring, recessed spotlights and a modern radiator, the space also benefits from a smoke alarm, built-in storage cupboard with fitted shelving and a useful under-stairs storage area. A UPVC double glazed frosted window to the side elevation allows natural light to flood the hallway, while stairs rise to the first floor accommodation and doors provide access to the kitchen/diner and lounge.

Lounge

A spacious and beautifully presented reception room, offering a comfortable and inviting space for relaxation and entertaining. A UPVC double glazed window to the front elevation allows an abundance of natural light to fill the room, while the impressive feature media wall provides a stylish focal point, incorporating a built-in electric fire. The lounge further benefits from a central ceiling light point, radiator with decorative cover and ample space for a range of seating arrangements.

Kitchen / Diner

A stunning contemporary kitchen/diner, beautifully designed with both style and practicality in mind. The kitchen is fitted with an extensive range of modern white gloss wall and base units, complemented by complementary worktop surfaces and a central island incorporating a breakfast bar, additional storage and integrated power points. The kitchen further benefits from an inset stainless steel sink unit with swan neck mixer tap, integrated oven and microwave, electric hob with extractor hood over, integrated dishwasher, space for a washing machine and space for an American-style fridge freezer.

The spacious kitchen / diner area provides an ideal setting for family meals and entertaining, with tiled flooring, recessed spotlights, contemporary vertical radiator and UPVC double glazed French doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

First Floor Accommodation

Landing

The first-floor landing provides access to all three bedrooms and family bathroom, featuring recessed spotlights, loft access with pull-down ladder, useful power point and a UPVC double glazed frosted window to the side elevation, allowing natural light into the space.

Bedroom One

A spacious double bedroom, offering excellent proportions and fitted wardrobes with mirrored sliding doors providing excellent storage. The room benefits from recessed spotlights, radiator, power points and a UPVC double glazed window to the front elevation, providing plenty of natural light. There is ample space for a range of bedroom furniture, creating a comfortable and versatile room.

Bedroom Two

A further generous double bedroom offering a comfortable and well-presented retreat, featuring fitted wardrobes with mirrored sliding doors providing excellent storage. Recessed spotlights, radiator, power points and ample space for additional bedroom furniture, including a dressing table. A UPVC double glazed window to the rear elevation overlooks the garden, creating a bright and pleasant outlook.

Bedroom Three

A well-proportioned single bedroom, currently utilised with an over-stairs single bed with storage beneath making excellent use of the available space. The room features a radiator, central ceiling light point, power points and a UPVC double glazed window to the front elevation, making it a bright and practical additional bedroom, home office or dressing room.

Family Bathroom

A modern and stylish family bathroom fitted with a contemporary three-piece suite comprising a WC, pedestal wash hand basin with mixer tap and panelled L-shaped bath with wall-mounted mains-powered rainfall shower and additional handheld shower attachment over. The room is finished with fully tiled walls and flooring, recessed spotlights, illuminated LED mirror, heated towel rail radiator and a UPVC double glazed frosted window to the side elevation, providing both practicality and a sleek modern finish.

External

The rear garden is a true standout feature of this property, offering an exceptional amount of outdoor space, perfect for family living, entertaining and relaxation. Directly accessed from the kitchen, a generous paved patio provides an ideal seating and entertaining area, complemented by two wooden storage sheds and a charming wooden picket fence creating a separate garden section.

Beyond this lies a substantial garden, predominantly laid to lawn and surrounded by wood panelled fencing, offering a private outdoor space. Within the garden is a fantastic detached outbuilding, currently utilised as a bar and games room, providing the perfect space for entertaining, socialising or family enjoyment. In addition, the property benefits from a further detached outbuilding with potential to be an annexe, offering versatile additional accommodation and a range of potential uses.

Further extensive paved areas are located in front of the outbuilding, creating additional outdoor entertaining space, while access continues to the side of the property leading to the driveway providing off-road parking.

Detached Outbuilding with Potential for Annexe

A fantastic addition to the property, this versatile detached outbuilding provides a wealth of potential uses, including a guest space, teenager's retreat, home office or additional living area.

Detached Outbuilding - Games Room & Bar

An impressive detached outbuilding, currently utilised as a bar and games room, providing an exceptional additional space for entertaining family and friends. The room benefits from large UPVC double glazed bi-folding doors to the front elevation, creating a fantastic indoor/outdoor entertaining area, along with a

Tel: 01352 711170

separate UPVC entrance door to the side.

With its own power and water supply, the versatile space offers ample room for comfortable seating, a pool table and additional furnishings, making it ideal for social gatherings, hobbies or family enjoyment.

Adjoining the outbuilding is a useful storage shed, providing practical storage for garden equipment, tools and outdoor essentials.

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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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.

MISDESCRIPTION ACT

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

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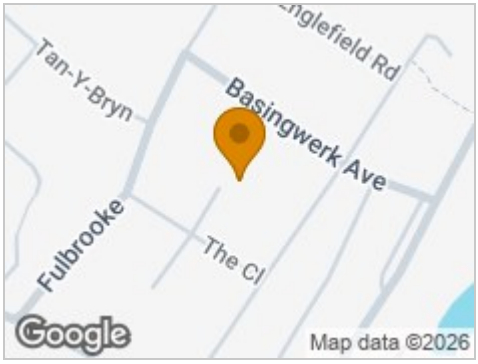
Reid & Roberts Estate and Letting Agents are proud ESTAS Best in Postcode Award Winners 2026, recognised for outstanding customer service and local property expertise.

Road Map



Hybrid Map

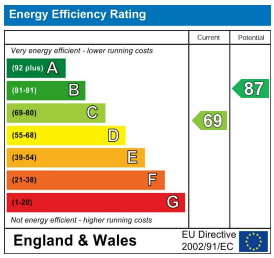
Terrain Map

Floor Plan

Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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