



2 Willow Crescent, Hawarden

Offers in excess of £375,000 Freehold



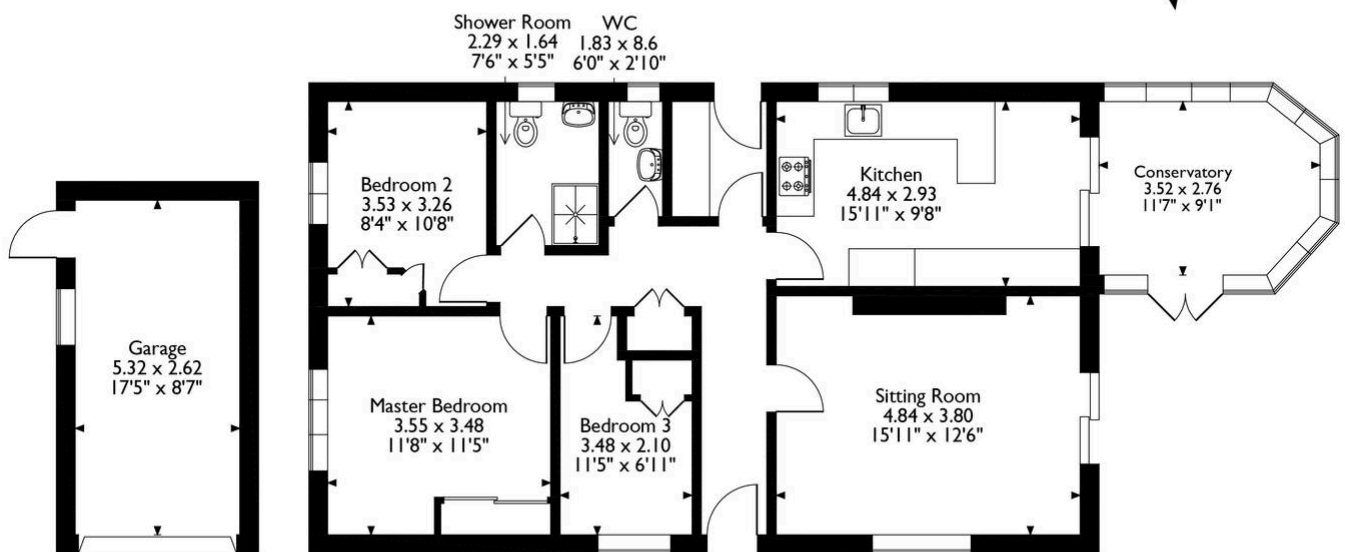
Immaculate detached bungalow in corner plot • Former show-home, having walled perimeter topped with wrought iron railings • Available with the benefit of no onward chain • 3 bedrooms, two double and one large single • Spacious lounge, conservatory, separate utility room and WC • High specification kitchen and bathroom • Worcester condensing system boiler (with cylinder) and double-glazing throughout • Private, enclosed rear garden with lawn, patios and walled breakfast area • Detached single garage with electric remote control door and driveway parking • Close to amenities and within easy reach of countryside walks







Willow Crescent, Hawarden, Deeside
 Approximate Gross Internal Area
 Main House = 92 Sq M/990 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 106 Sq M/1141 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Immaculately presented, this captivating detached bungalow is a true gem nestled on a corner plot in a sought-after residential area.

Thoughtfully refurbished to an exceptional standard by the current owners, this former show-home exudes elegance and sophistication throughout. Offered with the added benefit of no onward chain, this inviting home boasts a charming walled garden adorned with wrought iron railings, setting the tone for the delights found within.

Boasting three bedrooms – two doubles and a generously proportioned single – this property offers versatility for those seeking additional space for a home office, hobby room or space for guests. The spacious lounge provides a welcoming ambience, with feature fireplace and windows to two elevations drinking in natural light, whilst a separate utility room and WC offer practicality whilst complementing the contemporary design aesthetic evident throughout the home. Warmth and comfort are assured with a Worcester condensing system boiler with cylinder and double-glazing present throughout, enhancing energy efficiency.

The heart of the property lies in the high-specification kitchen, equipped with a chic breakfast bar and top-of-the-range Neff appliances, making meal preparation a delight. The modern fitted kitchen seamlessly integrates into the conservatory, offering a functional layout designed for both ease of use and stylish appeal.

Step outside to discover a private, enclosed rear garden, complete with lush lawn, multiple patios, and a secluded walled breakfast area – perfect for al fresco dining or enjoying a morning coffee in peace. Landscaped gardens surround the property, basking in a sunny aspect that illuminates the exterior and creates a serene outdoor oasis.

Reades



Parking is a breeze with the detached single garage featuring an electric remote control door, accompanied by driveway parking for convenience. Surrounded by local amenities and within easy reach of picturesque countryside walks, this extraordinary property offers a blend of comfort, style, and practicality, truly embodying the epitome of modern living.

Whether you are seeking a peaceful retreat for contemplation or a vibrant outdoor setting for social gatherings, this property offers a versatile outdoor oasis that caters to a range of lifestyles. Embrace the opportunity to create lasting memories in a picturesque setting that seamlessly blends sophistication, comfort, and convenience.

Rooms

Kitchen / Breakfast room 4.84m x 2.93m (15ft 10in x 9ft 7in)

Conservatory 3.52m x 2.76m (11ft 6in x 9ft)

Sitting room 4.84m x 3.80m (15ft 10in x 12ft 5in)

WC 1.83m x 0.86m (6ft x 2ft 9in)

Master bedroom 3.55m x 3.48m (11ft 7in x 11ft 5in)

Bedroom 2 3.53m x 3.26m (11ft 6in x 10ft 8in)

Bedroom 3 3.48m x 2.10m (11ft 5in x 6ft 10in)

Shower room 2.29m x 1.64m (7ft 6in x 5ft 4in)

Parking - Garage

Parking - Driveway

