

13 Sorrel Court, Hawarden, Deeside, CH5 3GR

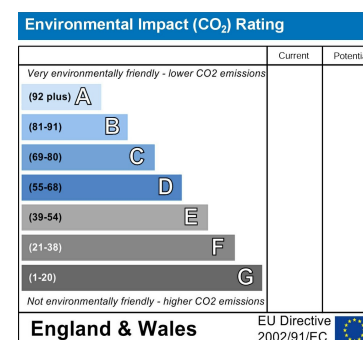
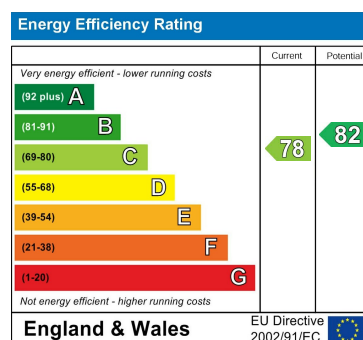
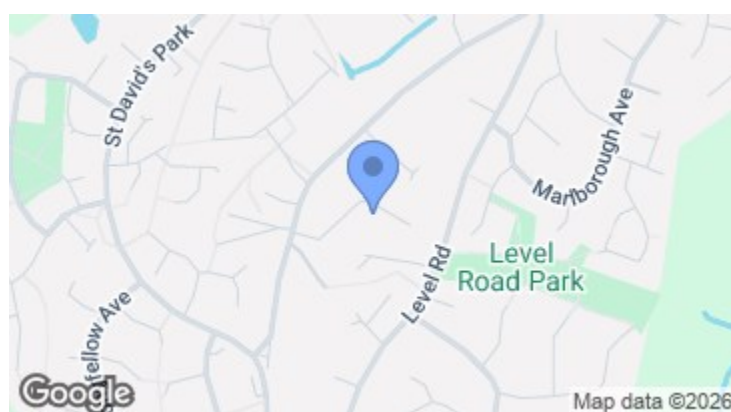


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**13 Sorrel Court**  
Hawarden, Deeside,  
CH5 3GR

**Offers Over**  
**£400,000**

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

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Located near the charming village of Hawarden, Sorrel Court presents a splendid opportunity to acquire a modern four-bedroom detached house, built in 2015. This well-presented property is situated within a peaceful cul-de-sac development by Bovis Homes, offering a delightful living environment for families.

Upon entering, you are greeted by an inviting reception hallway that leads to a spacious living room, perfect for relaxation. The dining room, featuring French doors, seamlessly connects to the newly built orangery, making it ideal for entertaining. The breakfast kitchen is well-equipped, complemented by a utility room and a convenient downstairs WC. The first floor boasts a principal bedroom with fitted wardrobes and an en-suite shower room, alongside three additional generously sized bedrooms and a family bathroom.

The property benefits from UPVC double glazed windows and central heating, ensuring comfort throughout the year. Externally, the front garden is laid to lawn with a shrub border, while a tarmac driveway provides access to a single integral garage. The rear garden is a true highlight, featuring a spacious lawn and an Indian stone flagged patio, all enclosed by wooden fencing, creating a private oasis that enjoys a sunny aspect.

Conveniently located, this home offers easy access to the A55 Expressway and A494, facilitating commutes to Chester, Deeside, and beyond. Local amenities in Ewloe include pubs, a post office, a cooperative food store, and a small deli, while Hawarden itself offers additional shops, dining options, and a dental practice. For those seeking retail therapy, the Broughton Retail Park, complete with high street shops and a cinema, is just a short drive away.

If you are in search of a modern family home in a desirable location, we highly recommend scheduling a viewing of this exceptional property.



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**Entrance Hall**



A welcoming entrance hall, bright and airy, featuring light-coloured flooring and walls, and illuminated by a modern ceiling light. The carpeted staircase rises to the first floor, complemented by a built-in understairs storage cupboard for added practicality. Doors lead to all ground-floor rooms, including convenient access to the integral garage. The hallway provides space for storage or display, creating a warm and inviting first impression.

**Living Room**



A beautifully spacious presented room with a large UPVC double-glazed window framing pleasant views to the front, allowing plenty of natural light to flood in. Tastefully decorated throughout and warmed by a radiator, the space feels bright and inviting. Elegant double glazed doors open seamlessly into the dining room, creating a lovely flow ideal for everyday living and entertaining.

**Kitchen**



The kitchen is thoughtfully designed with a fresh, modern aesthetic, featuring sleek white cabinetry complemented by dark worktops for a striking contrast. Additional cupboards

provide excellent storage, and the space includes integrated appliances for a streamlined finish. There is ample room for a breakfast table and chairs, making it an ideal spot for relaxed family dining. A UPVC double-glazed window offers further views across the garden bathing the room in natural light and creating a bright, welcoming atmosphere, and a door leads conveniently through to the utility room.



**Orangery**



An inviting orangery offers a bright, airy space with a glazed roof and wall-to-wall windows and underfloor heating, allowing views over the garden. Light-coloured flooring and neutral walls complement the natural light, making it a lovely spot for casual dining or enjoying the outdoors from inside. French doors open directly onto the patio area of the garden, creating a seamless indoor-outdoor flow.

**Utility Room**



This utility room is practical and well-equipped, featuring white cabinetry with black work surfaces above. There is a sink for washing up and space for appliances such as a washing machine. A door leads directly outside, making it easy to access the garden or patio area. Door to the Downstairs WC.

**Cloakroom**



A handy downstairs cloakroom with a white toilet and pedestal basin, finished with dark tiled flooring and light walls. Small decorative touches add character to this practical space.

**Reception Room**



A bright and airy multifunctional reception room, currently used as a snug, but easily adaptable as a dining area. The room features pale wood-effect flooring, soft pastel walls, and ceiling spotlights, creating a light and welcoming ambiance. Double doors open seamlessly into the orangery, enhancing the sense of flow between spaces. This comfortable room provides an ideal spot for relaxing or watching TV, with ample space for seating and additional furnishings. A door leads conveniently through to the breakfast kitchen.

**Landing**



The upstairs landing is bright and carpeted, with doors leading off to the bedrooms and bathroom. The stairway is painted white with a traditional balustrade, creating a light and open feel.

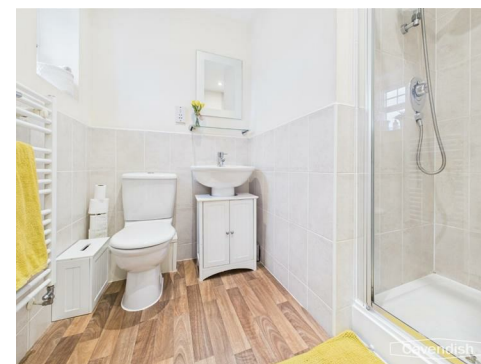
**Bedroom 1**



A beautifully decorated and spacious master bedroom, offering a comfortable and inviting retreat. The room features built-in wardrobes, providing ample storage, and a large UPVC window to the front elevation, flooding the space with natural light. A door leads conveniently to the en-suite bathroom, completing this elegant and practical suite.



**Ensuite**



A compact shower room featuring a walk-in shower with glass screen, a toilet, and a small vanity cabinet with sink. The walls are tiled in a light neutral colour, complemented by wood-effect flooring, creating a clean and fresh space.

**Bedroom 2**



This bedroom is bright and airy with UPVC window to the front elevation and radiator.

**Bedroom 3**



A spacious bedroom with a large rear-facing window overlooking the garden, allowing plenty of natural daylight to fill the room. The space is completed with a radiator, creating a bright and comfortable environment.

**Bedroom 4**



Currently used as a dressing room by the current vendors, this room features a window overlooking the rear garden and a radiator, offering a bright and practical space.

**Bathroom**



A well-appointed three-piece suite in white with chrome-style fittings, comprising a panelled bath with mixer tap and shower over, complete with a glazed shower screen. There is a pedestal wash hand basin with mixer tap and a low-level dual-flush WC. The bath and shower area are fully tiled, complemented by a ladder-style towel radiator. A UPVC double-glazed window with obscured glass provides natural light, alongside an extractor fan, ceiling light point, and vinyl wood-effect flooring, completing this stylish and practical bathroom.

**Front Exterior**



The front exterior features a driveway providing off-road parking for multiple cars leading to an integral garage and a covered entrance porch, and mature hedging and shrubs framing the garden areas. The property has a mix of brick and cladding to the façade with pitched roofing, creating a welcoming and attractive frontage.

**Rear Garden**



The garden is a generous outdoor space mainly laid to lawn with a paved patio area adjacent to the house, ideal for outdoor dining or relaxing. It is enclosed with fencing and hedging, providing a private and secure environment.