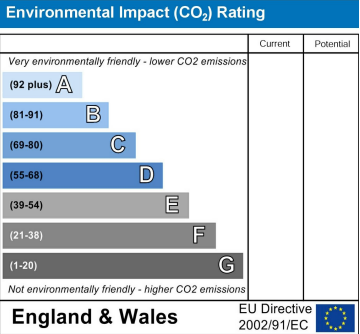
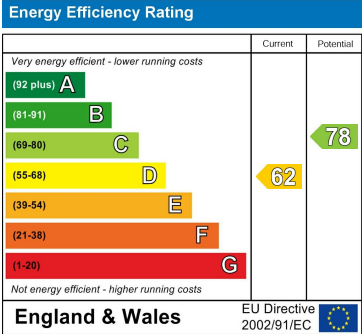
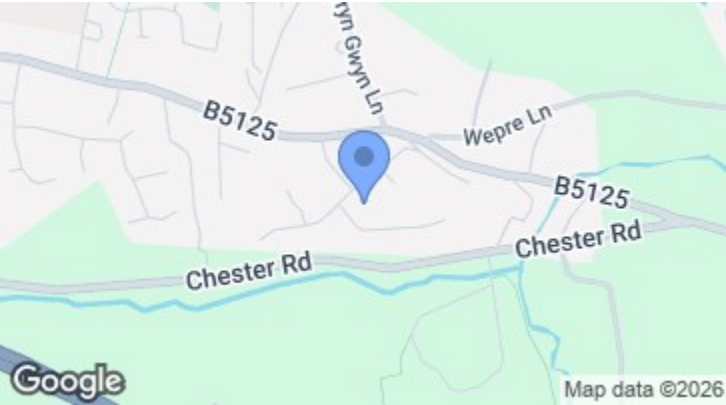


17 Daytona Drive, Northop Hall, Mold, Flintshire, CH7 6LP



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17 Daytona Drive
Northop Hall, Mold, Flintshire,
CH7 6LP

Offers Over
£270,000

Occupying an impressive corner plot within the highly sought-after village of Northop Hall, this beautifully presented three-bedroom detached bungalow offers spacious and versatile single-storey living, complemented by a detached garage, extensive driveway parking and delightful wraparound gardens.

The property has been exceptionally well maintained and features a contemporary shower room, generous dual-aspect living room, fitted kitchen with adjoining dining area and a versatile study/bar area. Externally, the mature landscaped gardens provide a wonderful setting with multiple seating areas, established fruit trees, greenhouse and detached garage, making this an ideal home for those seeking both comfort and outdoor space.

Situated within easy reach of the A55 Expressway, Chester, Connah's Quay and Mold, this superb bungalow offers the perfect balance of peaceful village living and excellent commuter links.

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
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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Location

Northop Hall is a highly desirable village offering a peaceful residential setting whilst enjoying excellent transport connections. The village benefits from a popular primary school, village pub, local amenities and attractive countryside walks, whilst the nearby A55 Expressway provides swift access to Chester, North Wales, the Wirral and the wider motorway network. Mold town centre is only a short drive away, offering an excellent range of independent shops, supermarkets, cafés, restaurants and leisure facilities.

External



The property occupies a generous corner plot with exceptional kerb appeal. To the front, a large block-paved driveway provides parking for up to four vehicles and leads to the detached single garage with electric roller door, power and lighting.

The beautifully landscaped front garden features decorative gravel, mature bamboo planting, attractive stone walling and a sunny seating area creating a welcoming first impression.

Entrance Hallway

1.08 x 1.84 (3'6" x 6'0")



A contemporary black composite entrance door with glazed inserts opens into a welcoming entrance hallway finished with attractive wood-effect flooring, pendant lighting, loft access and a useful built-in cloaks cupboard.

Living Room

5.32 x 3.63 (17'5" x 11'10")



The spacious living room is flooded with natural light through large floor-to-ceiling windows and provides an excellent reception space for relaxing and entertaining. Finished with wood-effect flooring, feature electric fireplace set within an attractive stone surround, wall lighting, two pendant light fittings and radiator, this is a wonderfully bright and welcoming room.



Study / Bar

1.97 x 3.41 (6'5" x 11'2")



An open archway leads into a versatile study and bar area, thoughtfully designed to maximise the available space. A bespoke built-in desk with shelving creates the ideal home office, whilst the fitted timber bar provides an excellent entertaining area. A uPVC door offers direct access to the rear garden and garage.

Kitchen

6.71 x 3.20 (22'0" x 10'5")



The kitchen is fitted with an excellent range of timber wall and base units complemented by glazed display cabinets and generous worktop space. Integrated appliances include a Leisure range-style cooker with five-ring gas hob, double oven, grill and warming compartment beneath a stainless steel extractor canopy, together with a Hotpoint dishwasher. A ceramic sink with mixer tap overlooks the attractive front garden, whilst dual-aspect windows fill the room with natural light.

Dining Area



Open to the kitchen is the dining area, providing ample space for family dining and entertaining. The room benefits from further front-facing windows, radiator and houses the Worcester gas-fired combination boiler.

Hallway

4.26 x 0.89 (13'11" x 2'11")

Bedroom 1

3.07 x 3.56 (10'0" x 11'8")



The principal bedroom is a generous double room featuring extensive full-height fitted wardrobes with sliding doors, wood-effect flooring, radiator and a large picture window overlooking the rear garden.

Bedroom 2

2.72 x 3.16 (8'11" x 10'4")



Bedroom Two is another spacious double bedroom enjoying attractive garden views, wood-effect flooring, radiator and pendant lighting.

Bedroom 3

3.07 x 2.14 (10'0" x 7'0")



Bedroom Three is a well-proportioned single bedroom, equally suited as a guest bedroom, nursery or home office, complete with wood-effect flooring, radiator and front-facing window.

Shower Room

1.77 x 3.01 (5'9" x 9'10")



Positioned immediately off the hallway is the beautifully refitted shower room, finished to a high contemporary standard with floor-to-ceiling white tiling, stylish vanity unit incorporating a concealed cistern WC and wash hand basin with storage beneath, illuminated Bluetooth mirror with anti-fog function, chrome heated towel rail, LED lighting, extractor fan and a generous walk-in shower with glazed screen and mains-fed rainfall shower.

Garage

2.67 x 5.27 (8'9" x 17'3")



Roller door, power, side door and double glazed window.

Garden



A secure timber gate leads to the side and rear gardens where the property continues to impress. The rear garden has been thoughtfully landscaped to provide a variety of outdoor spaces including paved patios, decorative gravel

areas, lawn, raised flower beds, mature shrubs, established apple and fruit trees, greenhouse, outdoor power points and external water supply. Enclosed by timber fencing and mature planting, the garden enjoys an excellent degree of privacy and provides the perfect environment for both entertaining and keen gardeners alike.

Front Garden



Tenure

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

Council Tax

* Council Tax Band D - Flintshire County Council.

AML

Anti-Money Laundering Verification
Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation. These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal. Please note that these checks must be completed before we are able to formally progress a sale.

Extra Services

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

Viewings

By appointment through the Agent's Mold Office 01352 751515.
Our photos might have been enhanced with the help of AI.
FLOOR PLANS - included for identification purposes only, not to scale.