



## 2 Calcot Views Milwr Road

, Holywell, CH8 7SE

Offers Over £345,000



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### Accommodation Comprises:

Step up to composite front door with frosted side panel and inserts into:

#### Entrance Hallway:

Staircase leading to first floor accommodation, smoke alarm, sprinkler system, wall mounted thermostat for both central heating and under-floor heating, doors into:

#### Lounge:

Upvc double glazed window to the front elevation, double panelled radiator, ariel socket, fibre broadband, carpet flooring.

#### Versatile Study/Playroom:

This versatile room offers a variety of potential uses to suit individual requirements. Ideal as a home office, playroom, hobby room or cloakroom/storage. A Upvc double glazed window to the front elevation, double panelled radiator, electrical sockets.

#### Ground Floor W.C:

Two piece cloakroom suite featuring a low level flush w.c, wall mounted wash hand basin and storage cupboard with mixer tap over and splash-back tiling, single panelled radiator, tiled flooring with under-floor heating and understairs alcove.

#### Kitchen/Dining Room:

This contemporary open-plan kitchen is fitted with an extensive range of high gloss grey wall, drawer and base units complemented by quartz work surfaces over and matching upstands. Integrated appliances include a double electric ovens, five ring gas hob with stainless steel splash back and extractor above, fridge/freezer and dishwasher, along with a stainless steel sink and drainer unit with a mixer tap over.

The generous dining space provides comfortable accommodation for a dining table, with large porcelain floor tiles with under-floor heating, recessed ceiling spotlights and a contemporary vertical radiator. French doors provide access to rear garden, and a upvc double glazed window overlooks the rear and a door into:

#### Utility:

Upvc double glazed window, recessed spotlights, high gloss grey base units, stainless steel sink and drainer unit with mixer tap over, space for washing machine and tumble dryer and quartz work surfaces over, door into:

#### Integral Garage:

The integral garage offers an excellent addition to the property, providing secure parking together with storage or workshop space. Accessed via an electric up and over door, the garage is fitted with bright overhead lighting, durable non slip flooring, and a wall mounted gas central heating boiler.

### First Floor Accommodation:

#### Landing:

Spacious first floor landing provides loft access and access to all four bedrooms along with the family bathroom. The generous proportions offer potential for additional furniture and doors into:

#### Principle Bedroom:

Beautifully presented and designed to maximise space and the spectacular outlook. The room is enhanced by the vaulted feature window flooding the room with natural light whilst framing panoramic views across the Dee Estuary and surrounding countryside. The vaulted ceiling further enhances the sense of light and openness. A further upvc is situated to the side elevation, along with contemporary fitted sliding wardrobes and a vertical feature radiator and a door leads into the en-suite.

#### En-Suite shower room:

The well appointed En-suite shower room comprises a walk in shower with glazed enclosure and tiled surround, concealed cistern w.c and vanity wash hand basin with storage beneath, heated towel radiator, tiled flooring, and upvc frosted window to the side elevation.

#### Bedroom Two:

Upvc double glazed window to the rear elevation, double panelled radiator, carpet flooring and door into:

#### En-Suite:

The well appointed En-suite shower room comprises a walk in shower with glazed enclosure and tiled surround, concealed cistern w.c and vanity wash hand basin with storage beneath, heated towel radiator, tiled flooring, and upvc frosted window to the rear elevation.

#### Bedroom Three:

Upvc double glazed window to the front elevation, double panelled radiator, ariel socket, carpet flooring.

#### Bedroom Four:

Upvc double glazed window to the front elevation, carpet flooring.

#### Family Bathroom:

This beautifully appointed four piece family bathroom is designed for both practicality and luxury in mind. The room features a freestanding bath with a mixer tap over, along with a generous walk in shower with a rainfall shower head and separate shower attachment. The suite also comprises a modern vanity unit incorporating a wash hand basin and concealed cistern w.c. Large format neutral tiles complemented by contrasting floor tiles, and recessed spotlights along with the vertical feature radiator complete the sleek finish. An obscure window to the rear elevation provides natural light.

#### Outside:

The property benefits from a generous tarmac driveway providing ample off road parking, together with an integral garage and a canopy porch leading to the front door. A gate to the side elevation provides paved access to the rear garden.

To the rear, the property is low maintenance providing an ideal outdoor seating area on the paved patio, with steps up to a laid to lawn bordered by retaining walls and mature hedging.

#### Disclaimer

These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions. Some photo's have been virtually staged using AI.

All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property other than those confirmed in writing by the seller's legal representatives.

Tel: 01352 762300

## Making An Offer

### MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

## Mortgage Advice

### INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

### Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

## Opening Hours

### OFFICE OPENING HOURS

#### Spring & Summer Hours

(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm

Saturday: 9:00am – 4:00pm

#### Autumn & Winter Hours

(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm

Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.

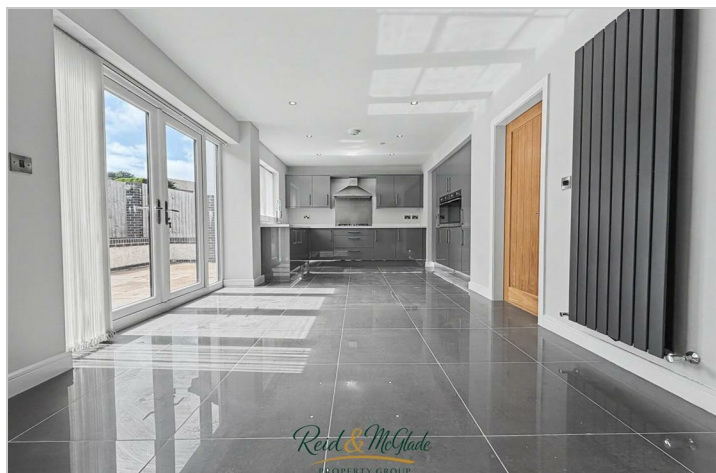
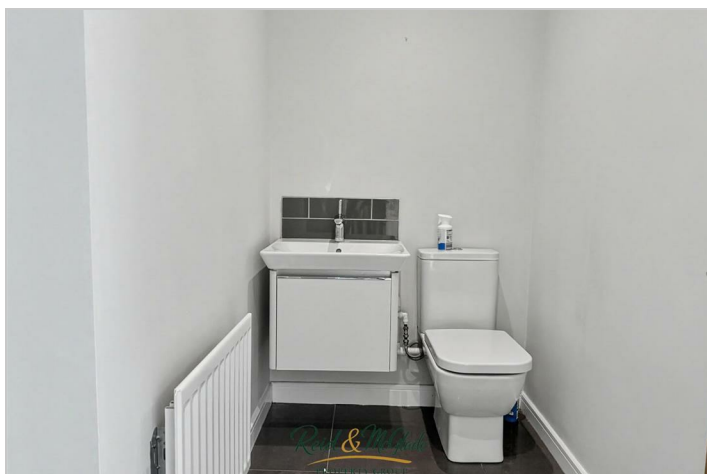
## To Arrange A Viewing

Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

[sales@reidandmcglade.com](mailto:sales@reidandmcglade.com)

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.



Road Map



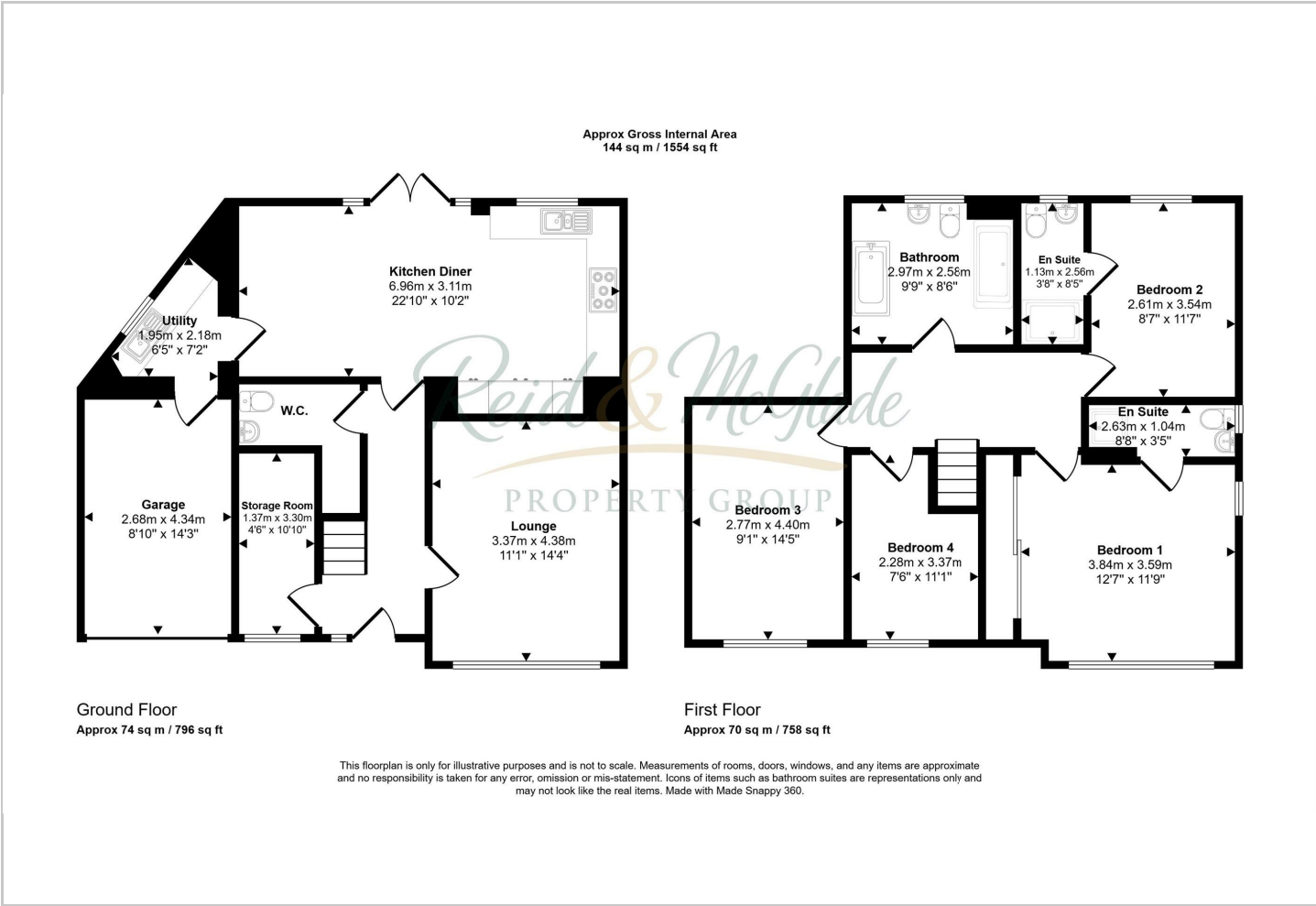
Hybrid Map



Terrain Map



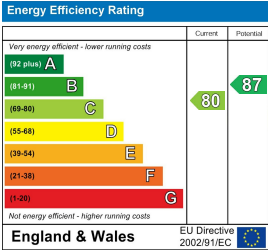
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.