



Badgers Court

Northop,
Mold, Flintshire CH7 6GR

Offers Around
£415,000

A modern, highly appointed four bedroom detached house with detached double garage, designed and built by Redrow Homes in 2012, located in a small private road on the periphery of this highly regarded residential development with open aspect to front towards the Golf Course and the Country Park, and within a short distance of this popular rural village some 12 miles from Chester. This very spacious family residence is the largest and most highly appointed of the homes in this sought after residential area. The accommodation affords: Deep canopy entrance, reception hall with cloakroom, through lounge, family room / dining room, luxury fitted kitchen / dining room, utility room, first floor large landing, elegant master bedroom with fitted wardrobes and luxury en-suite shower room, guest bedroom with en-suite, two further bedrooms and luxury family bathroom, double glazing and gas central heating, double driveway and detached double garage, enclosed and quite private garden to rear. INSPECTION HIGHLY RECOMMENDED.

LOCATION

'Northop' is a small village community some 2.5 miles from Mold and 12 miles from Chester. The village has a local store and post office catering for daily needs together with primary school, parish church, two inns and the well known Northop Country Park golf course. The A55 Expressway is located on the edge of the village enabling easy access throughout North Wales, Cheshire and the motorway network.

THE ACCOMMODATION COMPRISES

Large canopy entrance with outside light and a wood grain effect panelled door with double glazed window opening to an:

ELEGANT RECEPTION HALL

4.11m max x 2.84m max (13'6 max x 9'4 max)

Staircase rising off. High gloss stone effect ceramic tile floor, deep under-stairs storage cupboard, double glazed window to the front elevation and panelled radiator.

CLOAKROOM

Quality white suite comprising corner basin and low level WC, travertine style wall tiling to half height and matching floor to hall, extractor fan and panelled radiator.

LOUNGE

6.50m x 3.78m (21'4 x 12'5)

A very spacious through room which is well-lit with a wide leaded effect double glazed window to the front elevation with aspect towards Northop Country Park and Golf Course. Double glazed French doors with matching side panels opening to the rear garden. Adam style fireplace in an attractive light limestone with matching hearth and enclosed coal effect electric fire. Twin doors to adjoining family room, TV aerial point and radiators.



FAMILY ROOM / DINING ROOM

4.17m x 3.10m (13'8 x 10'2)

Shallow bay double glazed window to the front elevation with leaded effect finish and views towards the Golf Course, TV aerial point and panelled radiator,

KITCHEN / DINING ROOM

7.19m x 3.51m plus recess (23'7 x 11'6 plus recess)

The kitchen is fitted with an extensive range of contemporary base and wall mounted cupboards and drawers with a light cream toned finish to door and drawer fronts with contrasting solid granite working surfaces to include a large peninsular divider. Large five ring stainless steel Smeg hob with glass up-stand and stainless steel extractor hood and light over. Integrated Smeg microwave oven and circa-therm oven and a deep recess with plumbing for American style fridge freezer. Integrated dishwasher and an inset 1.5 bowl stainless steel sink with mixer tap. Pan drawers, pull out larder unit, ceiling down lighters, large high gloss stone effect tiled flooring throughout to match the reception hall. Double glazed French doors with matching side panels and a further window opening and overlooking the rear garden and panelled radiator.



KITCHEN AREA



DINING AREA



UTILITY / SIDE PORCH

1.83m x 1.65m (6' x 5'5)

Matching units and granite worktop with inset sink, void and plumbing for washing machine and space for tumble drier, fitted cupboard housing a modern gas fired condenser boiler providing domestic hot water and heating, matching flooring and double glazed door to side.

FIRST FLOOR

SPACIOUS LANDING

Fitted linen cupboard with shelving and airing cupboard with pressurised high output cylinder. Panelled radiator.

BEDROOM ONE

4.62m max x 3.84m (15'2 max x 12'7)

A spacious and elegant room with shallow bay window to the front elevation all with leaded effect double glazed units, enjoying delightful Westerly aspect towards Northop Golf Club and the Country Park. Contemporary fitted wardrobes comprising double and one single door robe providing a combination of hanging rails and shelving. Panelled radiator.



LUXURY EN-SUITE SHOWER ROOM

2.92m x 1.75m (9'7 x 5'9)

White suite comprising wash basin, low level WC, large walk-in shower area with wet floor system, a large glazed screen and high output Monsoon style head over. Fully tiled walls in white with contrasting granite effect ceramic tile floor, double glazed window, ceiling down lighters, extractor fan and large chrome towel radiator,



GUEST BEDROOM

3.43m x 3.40m (11'3 x 11'2)

Built in wardrobes comprising two double and one single door robes with hanging rails and shelving, panelled radiator,



OUTSIDE

The property is approached over a private road, leading to only 5 properties in total. There is an open plan lawned garden to the front with flower and shrub borders together with a driveway leading to the left hand elevation providing ample parking and access to:

DETACHED DOUBLE GARAGE

Metal up and over door to front, electric power and light installed.

REAR GARDEN

The rear garden affords a high degree of privacy with screen fencing to three sides. There is a wide flagged patio together with a raised and level lawned garden with flowerbeds and borders.

DIRECTIONS

From the Agent's Mold office proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the second exit for Sychdyn / Northop. Follow the road through Sychdyn and thereafter into Northop and upon reaching the traffic lights turn right onto the Connah's Quay Road. Continue for some 500 yards and take the third left turn onto Badgers Walk.

AGENT'S NOTES

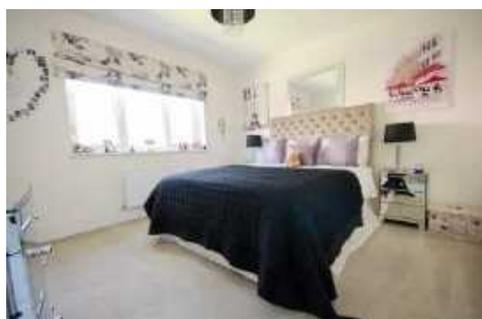
Flintshire County Council - Tax Band G

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

HME



EN-SUITE SHOWER ROOM

2.29m x 1.30m (7'6 x 4'3)

Large walk-in cubicle with glazed screen and high output shower, wash basin, WC, fully tiled walls to a marble finish with contrasting floor tiling, extractor fan and ceiling down lighters, chrome towel rail.

BEDROOM THREE

3.30m x 2.84m (10'10 x 9'4)

Leaded effect double glazed window with views towards the Golf Course, built-in sliding door wardrobe and panelled radiator.

BEDROOM FOUR

3.78m x 2.62m (12'5 x 8'7)

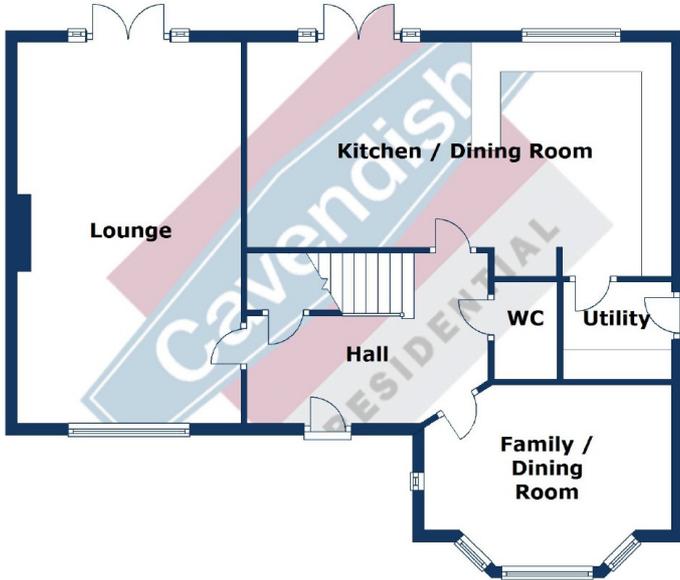
Double glazed window, large three section sliding door wardrobe and radiator.

FAMILY BATHROOM

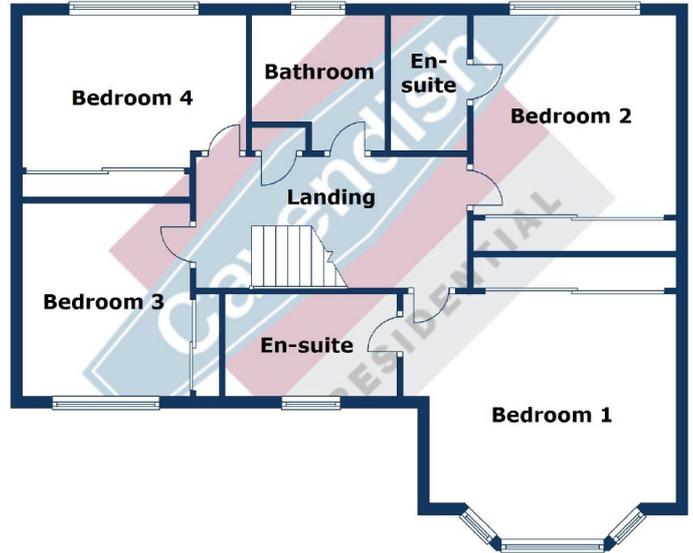
2.31m x 2.26m (7'7 x 7'5)

White suite comprising panelled bath with glazed screen and high output shower, wash basin, WC, fully tiled walls to a travertine style finish with contrasting ceramic tile flooring, ceiling down lighters, extractor fan, double glazed window and a chrome towel radiator.

Ground Floor



First Floor



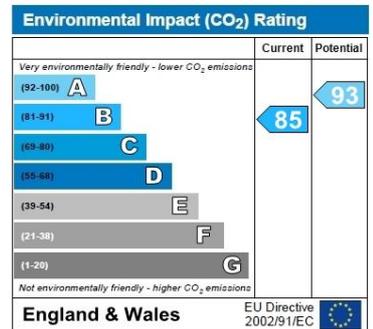
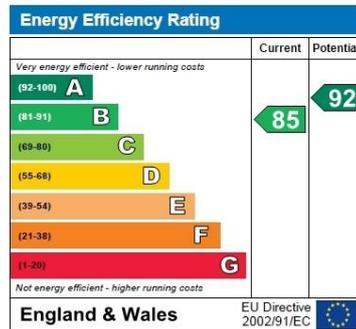
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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 Residential.



Hope House

