



The Green

Northop,
Mold, Flintshire CH7 6BD

Price
£500,000

A most attractive four bedroom detached family house of individual design with substantial garage with loft, occupying a convenient position along this noted and highly regarded minor lane on the periphery of Northop village. Standing within attractive low maintenance gardens with ample off-road parking and landscaped patio area to the rear. Designed to a spacious plan with accommodation centred around an elegant reception hall and in brief providing: study, attractive lounge with feature open grate fireplace, dining room, open plan kitchen/breakfast room, utility room with adjoining wc, master bedroom with en suite shower room, three further bedrooms (two double) and family bathroom. INSPECTION HIGHLY RECOMMENDED.

LOCATION

Rusan was built for the present owners in 2000 with architect designed detailing to include mullion windows, an oak framed porch and verandah, slate roof and matching detached garage with useful loft room. It stands within established gardens with sandstone walls and has ample off road parking for several cars. To the rear is a delightful enclosed walling patio / barbeque area. Features worthy of note include high ceilings with integrated speakers in principal rooms, gas fired central heating system, double glazing and 'block and beam' floors designed for improved sound resistance and longevity. The village has a local shop and post office catering for daily needs together with a popular 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 towards North Wales, Cheshire and the motorway network. The market town of Mold is some 3 miles which provides a comprehensive range of amenities serving daily needs, secondary schools and popular restaurants, whilst the historic city of Chester is approximately 12 miles which has noted private schools for all ages.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Oak framed entrance with light and natural stone flooring and double glazed solid wood panelled front door to:



VESTIBULE

Coved ceiling, recessed lighting and radiator. Opening to:

ELEGANT RECEPTION HALL

6.40m x 2.36m (21'0" x 7'9")

A wide spindled staircase to the first floor with storage cupboard beneath, plank effect wood flooring, coved ceiling, alarm control panel, recessed lighting, radiator and white panelled interior doors to all rooms.



LOUNGE

6.40m x 3.81m (21'0" x 12'6")

An attractive room approached by twin glazed doors from the reception hall. Double glazed windows to three aspects with views over the front garden, feature hand-made stone fireplace surround with brick lined inset, tiled hearth and open grate, oak flooring, coved ceiling with recessed lighting, tv aerial point, wall light points, integrated speakers and two radiators.





DINING ROOM

4.52m x 3.18m (14'10" x 10'5")

Twin glazed doors from the reception hall. Feature full length double glazed window to the side elevation, further double glazed window, oak flooring, coved ceiling with recessed lighting and integrated speakers. Telephone point and radiator.



STUDY

3.20m x 3.20m overall (10'6" x 10'6" overall)

Two double glazed windows, light wood effect laminate flooring, telephone point and radiator.



KITCHEN/BREAKFAST ROOM

6.40m x 3.76m (21'0" x 12'4")

An open plan room with split level terracotta tiled floor and with double glazed windows overlooking the rear garden, to include a feature full length window. The kitchen is fitted with an attractive range of light grey base and wall units with a combination of solid wood and granite work tops with inset composite sink unit with mixer tap and tiled splashback. Two glazed display cabinets, Rangemaster cooker with five gas hobs and twin electric ovens beneath, integrated Bosch dishwasher and space for American style fridge freezer. Feature wood wall panelling to part, recessed lighting and radiator.





REAR PORCH

Solid oak exterior door and continuation of the tiled floor.

CLOAKROOM/WC

1.45m x 1.04m (4'9" x 3'5")

Fitted with a modern white suite comprising low flush wc and pedestal wash basin. Terracotta tiled floor, radiator and extractor fan.

UTILITY ROOM

2.97m (max) x 1.98m (9'9" (max) x 6'6")

Range of base and wall units with work tops and inset sink unit. Wall mounted Vaillant gas fired central heating boiler, void and plumbing for washing machine and space for tumble dryer. Terracotta tiled floor, radiator, deep built-in cloaks cupboard, hot water cylinder tank, extractor fan and double glazed window.

FIRST FLOOR LANDING

A spacious landing with two double glazed windows, built-in double airing cupboard and radiator.



BEDROOM ONE

4.72m x 3.23m (15'6" x 10'7")

Double glazed window to the front, two built-in double wardrobes with solid oak doors, hanging rails and matching storage cupboards above. TV aerial point and radiator.



EN SUITE

2.21m x 1.52m (7'3" x 5'0")

Fitted with a white modern suite comprising large tiled shower enclosure with sliding screen and mains shower valve, pedestal wash basin and wc. Attractive mosaic effect part tiled walls, towel radiator, recessed lighting, extractor fan and double glazed window.



BEDROOM TWO

4.52m x 3.20m (14'10" x 10'6")

Double glazed windows to the front and side elevations, laminate wood effect flooring, radiator and fitted wardrobe.



BEDROOM FOUR

2.92m x 2.01m (9'7" x 6'7")

Double glazed window, access to the loft and radiator.

FAMILY BATHROOM

2.84m x 2.06m overall (9'4" x 6'9" overall)

Fitted with a four piece suite comprising large oval shaped bath with slate surround, separate shower cubicle with mains shower valve, vanity wash basin unit with cupboards beneath and low flush wc. Mirror fronted medicine cabinet, shaver point, attractive part tiled walls with matching tiled floor, towel radiator, extractor fan, recessed lighting, integrated speakers and double glazed window.



BEDROOM THREE

4.52m x 3.18m (14'10" x 10'5")

A double sized room with double glazed window to the front and side elevation, built-in wardrobe with solid oak door fronts, display shelving, radiator, tv aerial point and access to under eaves storage.



OUTSIDE

The property is approached via a wide stone entrance with metal galvanised gate leading to a wide gravelled forecourt with high stone boundary walling and providing parking for several vehicles and access to the detached garage located to the rear of the plot. Matching pedestrian gate to the

front door.



GARAGE

8.46m x 4.67m (27'9" x 15'4")

Built in keeping with the house with matching detailing. Electric up and over door, side door, double glazed window, fitted work bench and power and light installed. Internal staircase to a useful loft room.



LOFT ROOM

8.46m x 3.66m (approx) (27'9" x 12' (approx))

With feature circulate double glazed window, two single glazed conservation style roof lights, timber flooring and power and light installed.

FRONT GARDEN

Front lawned garden with stone walling to the lane side and with established hedging. Covered oak framed verandah to the left hand gable with slightly raised deck providing a pleasant seating area.



REAR GARDEN

To the rear is an attractively landscaped courtyard garden with natural stone paving with matching stone walls and an enclosed barbeque area to the side of the garage, purpose built seating and log store. Outside power points, lights and tap.





COUNCIL TAX

Flintshire County Council - Council Tax Band G.

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 and on reaching the traffic lights next to County Hall turn left signposted Sychdyn / Northop. Continue through the village of Sychdyn and upon reaching the Northop traffic lights turn left and continue for some 350 yards taking the first left onto The Green whereupon the property will be found on the right hand side.

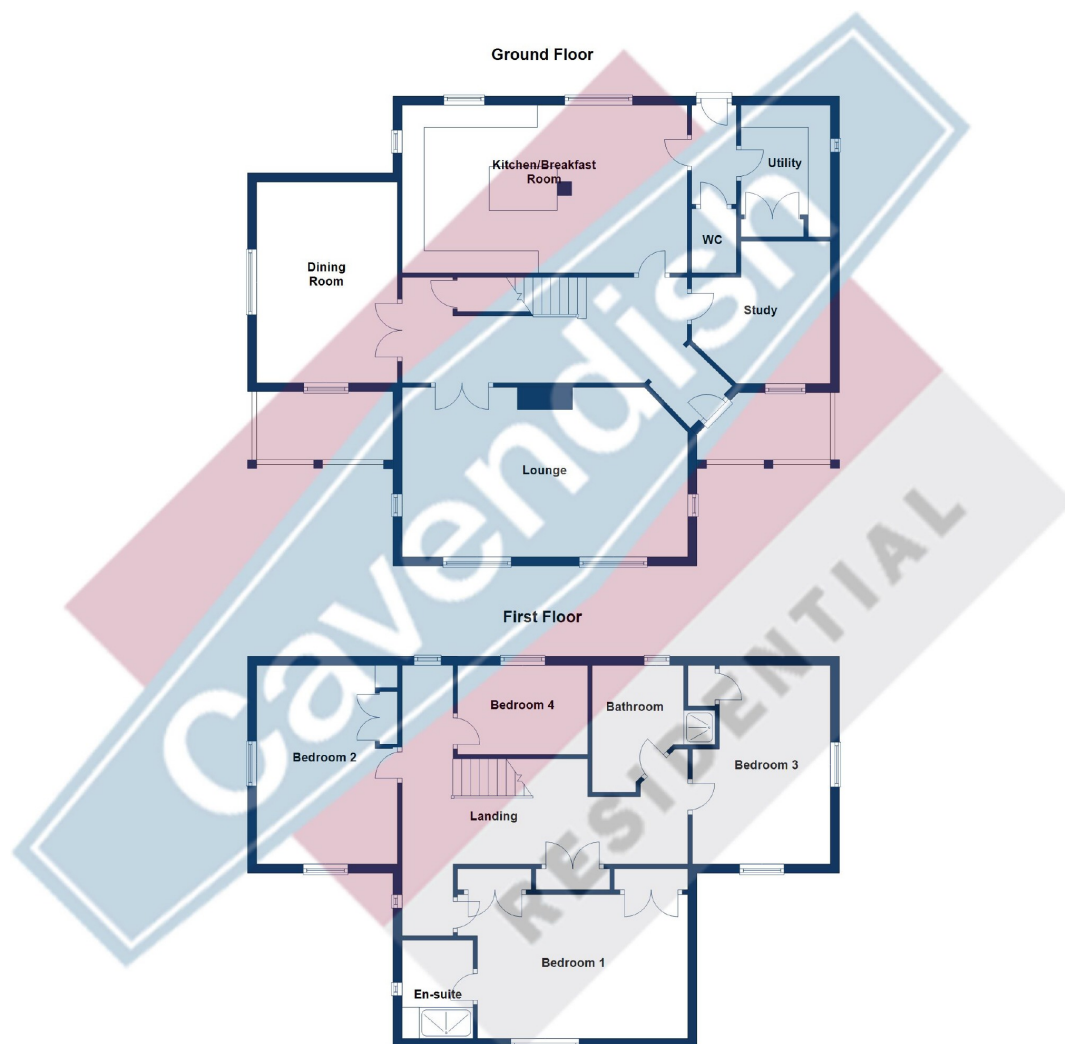
VIEWING

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

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

DCW/JF

Amended JF



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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