



Red Road

Buckley, Flintshire CH7 3PB

Price
£535,000

***EXCEPTIONAL DETACHED RESIDENCE *BUILT TO A HIGH STANDARD *SPACIOUS LIVING ACCOMMODATION.** An exceptional five bedroom detached house built to an exemplary standard and providing spacious family accommodation. Located in this desirable location mid-way between Buckley and Alltami, some three miles from Mold. Built in 2007 of attractive brick faced elevations beneath a slate roof, the property has been designed to a spacious plan and finished to a high standard of specification to include under floor heating to both the ground and first floor accommodation. Features include an impressive reception hall with twin staircases, a superb lounge with polished stone fireplace, separate dining room, a spacious open plan family / garden room, luxury fitted kitchen with matching utility room, two ground floor cloakrooms, master bedroom with fitted wardrobes and en suite, three further double bedrooms and family bathroom. In addition there is an excellent fifth bedroom/games room (measuring 23'6" x 18'8") with an independent staircase.

LOCATION

This impressive property is located along a minor road of individual homes on the outskirts of Buckley, near to the Common and within a short drive of the A494 trunk road enabling ease of access throughout the region. Chester is 10 miles distant with the motorway network beyond. It stands within an established and private plot with ample off-road parking and generous rear garden with a natural stone patio. Gas fired heating, double glazing, tiled floors to majority of the ground floor, surround sound speakers to principal reception rooms and high standard of decorative.

THE ACCOMMODATION COMPRISES:

Deep covered front entrance with recessed lighting, slate flooring, power point and twin part glazed oak panelled doors to:

SPACIOUS RECEPTION HALL

4.55m x 3.30m (max) (14'11" x 10'10" (max))

Spindled staircase with oak hand rail to the first floor and second staircase leading to the games room/optional fifth bedroom. Deep built-in double cloaks cupboard with fitted shelving and hanging rails. Telephone point, alarm control panel, tiled floor with central design and oak interior doors leading to all rooms.



CLOAKROOM

1.75m x 1.22m (5'9" x 4'0")

Fitted with a modern white suite comprising vanity wash basin unit with cabinet and drawers beneath and low flush wc. Tiled floor with matching splashback, extractor fan and double glazed window.



LOUNGE

6.22m x 4.14m + bay (20'5" x 13'7" + bay)

A well proportioned room with wide double glazed bay window to the front and two further double glazed windows to the side elevation. Feature polished stone fireplace with matching hearth, brick lined inset and open grate; tv aerial point and part glazed twin doors to the dining room.



DINING ROOM

3.68m x 3.00m (12'1" x 9'10")

Double glazed window overlooking the garden and further square bay window to the side elevation.



FAMILY ROOM

5.31m x 3.66m + 3.58m x 2.36m (17'5" x 12'0" + 11'9" x 7'9")

A spacious open plan room with adjoining garden room. Contemporary wall mounted inset gas fire, double glazed window, wall light points, telephone point and opening to the garden room.



GARDEN ROOM

A semi-hexagonal shape room with deep double glazed windows and matching french doors to the patio. Continuation of the tiled floor.

KITCHEN

4.67m x 3.63m (15'4" x 11'11")

Well appointed with comprehensive range of maple fronted base and wall units with contrasting solid granite work tops incorporating breakfast bar and under counter 'Franke' stainless steel sink unit with preparation bowl and mixer tap. Deep under stairs storage pantry cupboard and range of appliances to include a Rangemaster dual fuel stainless steel range cooker with five gas burners, griddle, two ovens and pan drawer. Integrated microwave oven and dishwasher. Space for American style fridge freezer, inset 'magic' corner cupboards, tiled floor, recessed lighting and double glazed window overlooking the garden.



UTILITY ROOM

2.82m x 2.08m +recess (9'3" x 6'10" + recess)

Matching base cupboards and drawers to the kitchen with solid granite work tops, inset sink unit with mixer tap and matching upstand. Void and plumbing for washing machine and tumble dryer. Continuation of the tiled floor, extractor fan, double glazed window, alarm control panel and UPVC double glazed exterior door leading to a useful covered rear porch with tiled floor, outside light and built-in storage cupboard. Internal door to the double garage.



CLOAKROOM/WC

1.70m x 0.89m (5'7" x 2'11")

Fitted with a modern white contemporary suite comprising low flush wc and corner wash basin with tiled splashback. Tiled floor, extractor fan and double glazed window.

FIRST FLOOR LANDING

4.09m x 2.64m overall (13'5" x 8'8" overall)

Double glazed window and deep built-in linen cupboard with slatted shelving. White panelled interior doors lead to all rooms.

BEDROOM ONE

4.39m x 3.58m +wardrobes (14'5" x 11'9" + wardrobes)

Double glazed window to the front, range of fitted wardrobe units to one wall with sliding door fronts, hanging rails and shelving. Alarm control panel. TV aerial point and telephone point.



EN SUITE

2.39m x 1.70m (7'10" x 5'7")

Fitted with a white suite comprising corner shower cubicle with mains shower valve, corner wash basin with mixer tap and cabinet beneath and matching mirrored unit above and low flush wc. Attractive fully tiled walls with matching tiled floor, chrome towel radiator, extractor fan and double glazed window.



BEDROOM TWO

3.66m x 3.00m (12'0" x 9'10")

Double glazed window to the rear and range of modern fitted wardrobe units with matching dressing table and bedside cabinets.



BEDROOM THREE

3.66m x 3.18m (12'0" x 10'5")

Double glazed window to the rear and range of modern fitted wardrobe units with matching dressing table.



BEDROOM FIVE

7.16m x 5.69m (23'6" x 18'8")

A spacious and versatile room approached via an independent staircase from the reception hall. Shaped ceiling with double glazed dormer window to the front, further window to the side elevation and velux roof light. Fitted desk unit and drawers to one corner, tv aerial point and telephone point.



BEDROOM FOUR

4.34m x 2.97m (max) (14'3" x 9'9" (max))

A double sized room with double glazed window to the rear, fitted wardrobe unit with matching bedside cabinet and further built-in over stairs linen cupboard. Loft access.



FAMILY BATHROOM

2.46m x 2.41m (8'1" x 7'11")

Well appointed with a four piece suite with fitted furniture comprising corner shaped bath, corner shower cubicle with mains shower valve, semi-recessed wash basin with cabinet beneath and marble top, and low flush wc. Attractively tiled walls, matching tiled floor, recessed lighting, extractor fan and double glazed window.



OUTSIDE

A brick columned entrance with decorative iron gates lead to a wide gravelled drive, which extends the full width of the plot providing ample off-road parking for several vehicles and access to the integral double garage. The drive is flanked by lawned areas, mature hedging and various established bushes to the laneside. Outside lights and gated access to the side of the property leading through to the rear garden.



GARAGE

With twin up and over electric doors, double glazed window, tiled floor, power and light installed, and Potterton Power Max HE gas fired central heating boiler. Internal door to the utility room.

REAR GARDEN

To the rear is a fully enclosed lawned garden with a large natural stone shaped patio area extending the full width of the plot, providing a pleasant seating area. Matching pathways to either side of the property, panelled fencing, various mature bushes and shrubs, outside light and tap. Timber garden shed and children's playhouse.





COUNCIL TAX

Flintshire County Council - Council Tax Band G.

DIRECTIONS

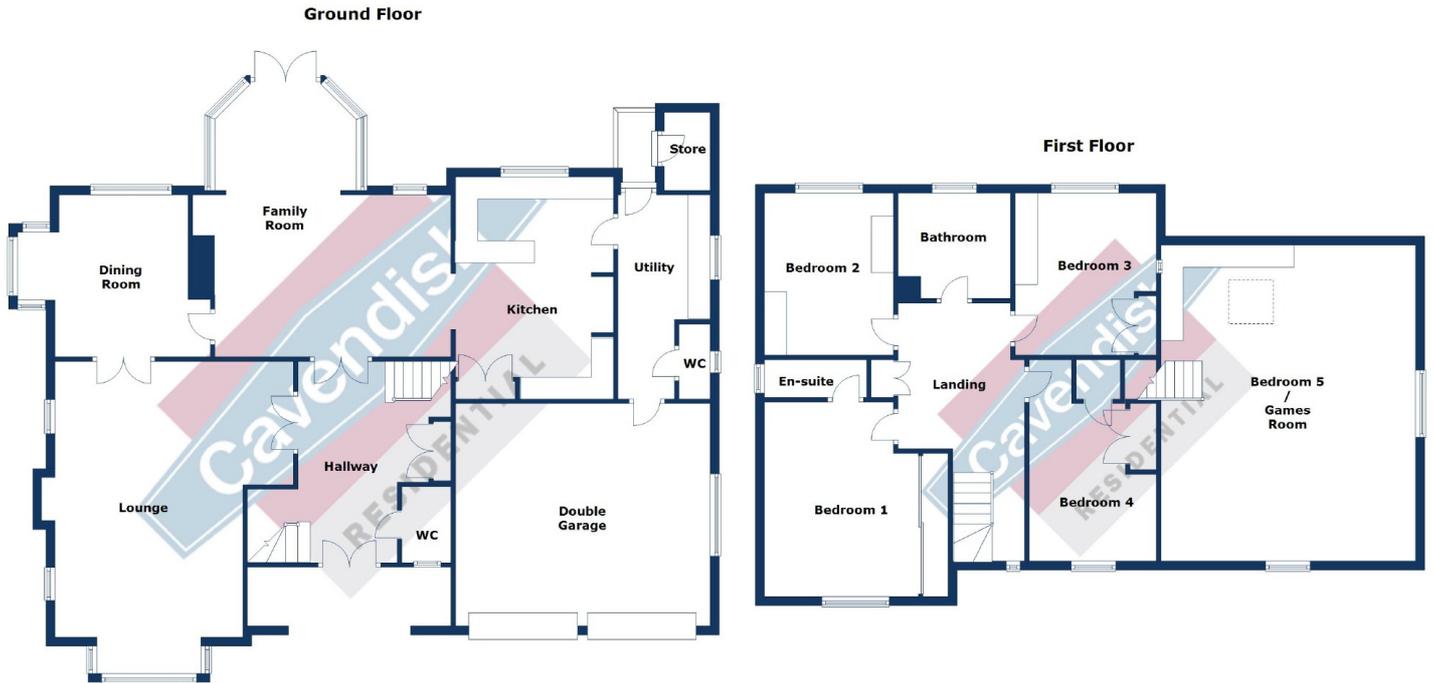
From the Agent's Mold Office proceed along Chester Street and upon reaching the mini roundabout take the second exit onto Chester Road. Upon reaching the main roundabout take the first exit onto the A494 Mold By Pass, following the road up the hill to the roundabout adjoining the Shell Petrol Station and take the second exit. Continue through the Alltami traffic lights and upon reaching the next set turn right onto Pinfold Lane. Follow the road up the hill for approximately 0.5 mile and take the first right turning onto White Farm Road. Take the first left turning onto Pentre Lane and thereafter the third left onto Red Road.

VIEWING

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

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

DCW/JF



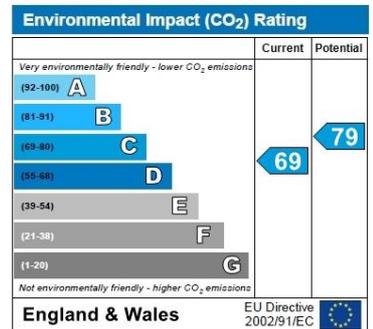
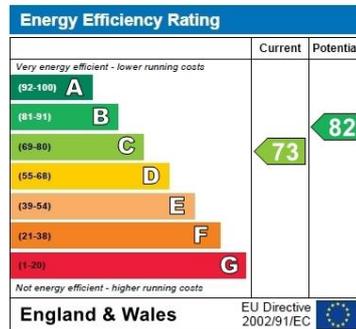
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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

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

