

Cavendish

RESIDENTIAL

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Huxleys Lane

Hope,
Wrexham, Flintshire LL12 9RG

Price
£595,000

NEWLY BUILT AND COMPLETED DECEMBER 2018, A VERY IMPRESSIVE SIX BEDROOM DETACHED HOUSE WITH LARGE AND VERSATILE ACCOMMODATION ARRANGED OVER 3 FLOORS PLUS DETACHED DOUBLE GARAGE WITH STORE ROOMS. Located within mature and private gardens in a small secluded cul-de-sac a short distance from the centre of Hope village ideal for access to Chester and beyond. Built to a high specification and a contemporary design it affords large reception and galleried landing, cloakroom, three reception rooms, 35ft kitchen / family room, utility room and cloakroom, five bedrooms to the first floor, three with en suite shower rooms, and family bathroom. Self-contained upper floor providing a large living and bedroom area with kitchenette, luxury bathroom and walk-in wardrobe. Gas heating, patio with hot tub and an oversize double garage with rooms.

www.cavendishresidential.com

This stunning new home, which will be completed by mid December, offers a very large and versatile home with extensive rooms arranged over three floors with the potential for a self-contained apartment to the second floor ideal for a dependant relative with its' own kitchen and luxury bathroom. In addition, the large detached double garage with ground and first floor storage rooms, could also provide an annexe or home office, subject to consent. Benefitting from an Architects certificate on completion it stands within private and mature gardens with new boundary walls to the majority and electrically operated gated entrance. There are wide lawns to the front together with raised deck and patio with sunken 4 person hot tub included in the sale.



LOCATION

The village of Hope lies in a convenient position for access to Chester, Wrexham, Mold and the A55 at Dobshill enabling ease of access throughout the region. Alternatively there are good railway links to main towns and beyond. There are facilities catering for most daily requirements within the village together with the noted secondary school Castell Alun.

THE ACCOMMODATION COMPRISES:

Full height double glazed display window in anthracite grey with central door opening to a splendid galleried landing with downlighters.

RECEPTION HALL

5.41m x 3.66m (17'9" x 12'0")

Staircase rising off, riven stone effect flooring and wall light points. Twin panelled doors leading to the lounge.



CLOAKROOM

White suite comprising cabinet with wash basin having cascade tap and under storage, and low level wc. Extractor fan, lighting and radiator.

LOUNGE

5.69m x 5.00m (18'8" x 16'5")

Feature brick lined and edged chimney breast to an inglenook style with 7" flue. Wide double glazed window with pleasing aspect over the front garden, tv and satellite points and two panelled radiators.



DAY LOUNGE

5.59m x 4.45m (18'4" x 14'7")

Wide double glazed window to the front elevation, double glazed french doors opening to the right hand side, ceiling downlighters, riven stone tiled floor, tv point and panelled radiator.

HOME OFFICE

5.61m (max) x 2.59m (18'5" (max) x 8'6")

A central room with matching flooring, double glazed window and panelled radiator.

KITCHEN, DINING & FAMILY ROOM

10.80m x 3.76m (35'5" x 12'4")

A truly outstanding room which extends across the majority of the full width of the house, providing a most adaptable room which affords a high degree of natural lighting with three double glazed windows and a wide double glazed sliding patio door opening to the south-westerly facing raised deck incorporating hot tub and with distant views beyond towards Hope Mountain.



KITCHEN

Fitted with a new contemporary base and wall mounted cupboards and drawers with a whisper grey toned finish to door and drawer fronts and contrasting mid-grey stone granite working surfaces to include upstand. Inset 1½ bowl stainless sink with mixer tap, two integrated Bosch ovens, fridge, freezer and integrated Bosch dishwasher. Large central dais with matching units and solid granite working surface which incorporates a wine chiller, four-ring Bosch ceramic hot and a large glass and stainless steel hood above. Ceiling downlighters, riven stone

flooring and two panelled radiators.





UTILITY ROOM/2nd KITCHEN

3.71m x 2.82m (12'2" x 9'3")

Designed as an additional kitchen area with matching units and granite working surfaces with upstand and splashback to the hob, it includes a stainless steel sink with mixer tap, inset four-ring gas hob with oven, integrated dishwasher and stainless steel extractor hood and light. Integrated Hotpoint washer and separate Hotpoint dryer. Flooring to match, ceiling downlighters, extractor fan, panelled radiator and double glazed door to the rear.

BOILER/PLANT ROOM

With a Logic gas fired condensing combination boiler providing hot water to a pressurised cylinder.

FIRST FLOOR

GALLERIED LANDING

With downlighters, enclosed staircase to the second floor and panelled radiator.



INNER LANDING

With a useful walk-in storeroom which extends under the staircase. Panelled radiator.

BEDROOM ONE

5.59m x 4.93m (18'4" x 16'2")

(front right hand side) Double glazed window to the front, ceiling downlighters, tv point, telephone point and radiator.



BEDROOM THREE

5.59m x 4.57m (18'4" x 15'0")

(rear right) Double glazed window, downlighters and panelled radiator.

EN SUITE SHOWER ROOM

3.40m x 2.13m (11'2" x 7'0")

Floor level square cubicle with glazed screen and a high output shower with monsoon style head, fitted wash basin with tiled splashback and low level wc. Extractor fan, shaver point and panelled radiator.

BEDROOM FOUR

4.37m x 2.92m (14'4" x 9'7")

Double glazed window with westerly views towards Hope Mountain and panelled radiator.

BEDROOM FIVE

3.12m x 2.06m (10'3" x 6'9")

Double glazed window with westerly views towards Hope Mountain and panelled radiator.

BATHROOM

3.40m x 2.92m (11'2" x 9'7")

Luxury white suite with free standing contemporary roll edge bath, large floor level shower cubicle, pedestal wash basin and wc.

EN SUITE SHOWER ROOM

2.77m x 1.17m (9'1" x 3'10")

Floor level full width cubicle with glazed screen and high output shower with monsoon style head. Vanity unit incorporating splashback, under cupboard and low level wc. Tiled walls, extractor fan, double glazed window and radiator.

BEDROOM TWO

5.08m x 4.42m (16'8" x 14'6")

Two double glazed windows, one with pleasing westerly views towards Hope Mountain. Ceiling downlighters, tv point, telephone point and panelled radiator.



EN SUITE SHOWER ROOM

2.01m x 1.63m (6'7" x 5'4")

Floor level corner cubicle with glazed screen and electric shower, and vanity unit with splashback and low level wc. Tiled walls, extractor fan and radiator.

ENCLOSED STAIRCASE

Rising to the second floor.

SECOND FLOOR

A very large and adaptable area, which could be suitable as the master suite as it benefits from a kitchenette and shower room, ideal for a dependent relative or as a games room.

MASTER BEDROOM SUITE

7.67m x 5.16m + 2.74m x 2.06m (25'2" x 16'11" + 9'0" x 6'9")

Vaulted ceiling with downlighters, wide and westerly facing window with splendid views of Hope Mountain, two velux roof lights and two panelled radiators.

WALK-IN WARDROBE

2.97m x 2.36m (9'9" x 7'9")

KITCHENETTE

3.38m x 2.69m (11'1" x 8'10")

Fitted base and wall units in a mid-grey toned finish to door and drawer fronts and contrasting working surfaces to include an inset single drainer sink with mixer tap and drainer.

Integrated microwave oven, fridge and freezer.

Tiled splashbacks, panelled radiator, double glazed window and velux roof light.



BATHROOM

2.67m x 2.26m (8'9" x 7'5")

White suite comprising a spa bath, corner cubicle with floor level tray, screen and a high output shower with a monsoon style head, vanity unit with wash basin and tiled splashback and low level wc. Extractor fan and panelled radiator.

OUTSIDE

The house stands in a small cul-de-sac just off the Wrexham to Dobshell road. Approached via a new gated entrance with electric gates opening to a wide brick paved drive providing extensive parking and access to the garage.

GARDENS

Mainly to the front of the house with wide informal lawns and mature hedging in part with a number of trees to the front boundary affording privacy. There are flagged pathways leading to the rear and to:

RAISED DECK & HOT TUB

A wide raised deck to the left hand gable adjoining the family room with fitted 4 person hot tub.

GARAGE

5.92m x 5.38m (19'5" x 17'8")

A large detached double garage of cavity wall construction to match the house, with electric roller shutter door. The room to the rear and first floor are connected to the services from the house with domestic hot water and central heating supply connected.



REAR STORE ROOM

5.33m x 2.79m (17'6" x 9'2")

FIRST FLOOR STORE ROOMS

ROOM ONE

7.01m x 4.17m (23'0" x 13'8")

A large room with vaulted ceiling and double glazed window to the front.

ROOM TWO

4.17m x 1.93m (13'8" x 6'4")

White suite comprising corner cubicle, wash basin and wc.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and upon reaching the roundabout take the second exit to Chester Road. At the roundabout take the third exit towards Wrexham and continue for about ½ mile. Take the left fork signposted Chester. Continue through Padeswood and upon reaching the roundabout on the outskirts of Penyffordd take the third exit towards Wrexham. At the next roundabout continue for approximately 1 mile and just before reaching Hope, Huxleys Lane will be found on the right hand side approximately 150 yards before the Beeches Housing Development.

VIEWING

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

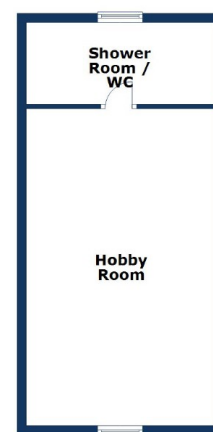
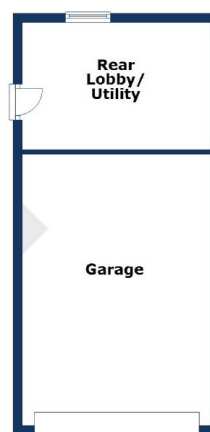
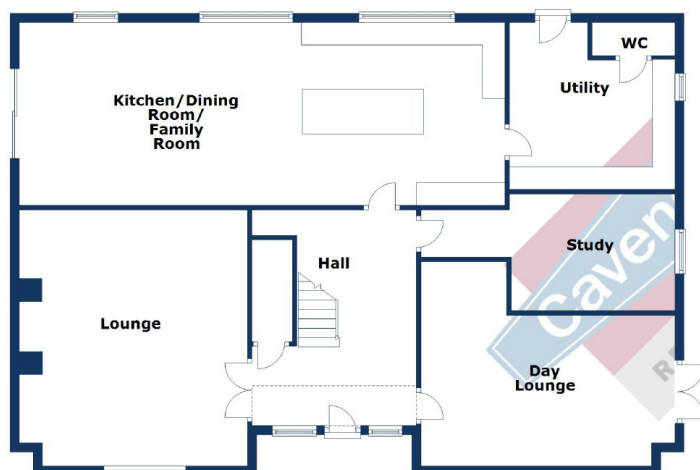
FLOOR PLANS - included for identification purposes only, not to scale.

HME/JF



FLOOR PLANS

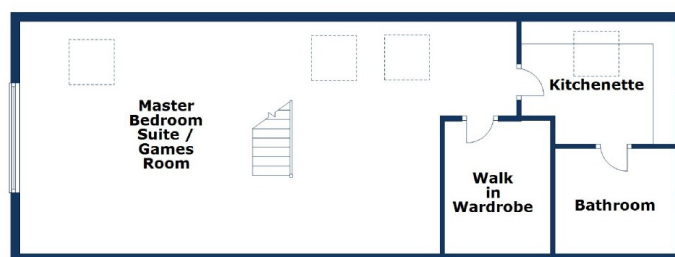
Ground Floor



First Floor



Second 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

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