



## 9 The Beeches

Holywell, CH8 7SW

Offers In The Region Of £365,000



# 9 The Beeches

Holywell, CH8 7SW

Offers In The Region Of £365,000



## Accommodation Comprises

You are welcomed into the property via a composite front door.

### Vestibule

The space conveniently houses the electric and gas meters and stop tap. Tiled flooring, a ceiling light and a UPVC double-glazed frosted window to the side elevation complete the room.

A UPVC double-glazed frosted door leads you into the hallway.

### Entrance Hallway

The hallway is warm and welcoming, setting the tone for the rest of the home. Providing access to all ground floor living areas, the space is completed with wood-effect laminate flooring, power points, warm air vent, smoke alarm and ceiling and wall lights.

### Open Plan Kitchen/Diner & Living Area

The bright and airy open-plan Kitchen/Diner and Living Area is the heart of the home, ideal for entertaining.

### Kitchen / Diner

Fitted with a range of modern wall, drawer, and base units complemented by a stylish worktop providing ample storage. The kitchen includes an integrated oven with a four-ring hob and extractor fan above, as well as an integrated microwave and dishwasher. Additional features include a composite sink with a drainer and mixer tap above, wood-effect laminate flooring, fluorescent and ceiling lighting. UPVC double-glazed windows to the rear elevation capture beautiful views of the Dee Estuary and beyond whilst ensuring a bright and functional cooking space. There is generous space for a dining table.

A UPVC door with a double-glazed window allows direct access to the balcony.

### Living Area

The living area adjoining the kitchen/diner is spacious and bright with comfortable, carpeted flooring and floods of natural light from UPVC double-glazed windows to the front elevation. The room is completed with a ceiling and wall lighting, a coved ceiling, warm air vent and multiple power points.

The space additionally benefits from double-doors from the entrance hallway for convenient access.

### Bedroom

A generous second bedroom located on the ground floor for convenience with ample space for a double bed and additional furniture. The UPVC double-glazed window to the rear elevation beautifully frames views of the Dee Estuary and beyond, making it a peaceful and cosy retreat. Additional features of the room include power points and a ceiling light.

### Shower Room with Utility

The bright and modern shower room comprises a W.C, a vanity sink with storage beneath and a mixer tap over and a fully tiled mains powered shower cubicle. Featuring tiled flooring and partially tiled walls, this versatile space includes a UPVC double-glazed frosted window to the front elevation, providing ample natural light whilst ensuring privacy. There is room for both a washing machine and a separate dryer, complemented by a worktop surface above. Stylish white gloss storage units provide plenty of space for essentials, while a wall-mounted heated towel rail, extractor fan, warm air vent and ceiling light complete the room.

### Study

This additional reception area offers a versatile space that can be adapted to suit a variety of lifestyle needs, whether as a home office, extra sitting room or playroom. Thoughtfully designed for both practicality and comfort, the room includes power points, a ceiling light, a warm air vent, a UPVC double-glazed window to the front elevation and a modern glass staircase providing access to the first floor.

### First Floor Accommodation

#### Landing

The spacious landing is practical, currently used as an extra workspace. Providing access to the bedrooms and shower room, it is well-lit via a UPVC double-glazed window to the side elevation, Velux window to the rear elevation and enhanced by a ceiling light and spotlights. Eaves allow for additional storage with the room completed with power points and an electric radiator.

#### Bedroom

The third bedroom offers versatility, allowing ease for a single room, nursery or home office space. A Velux window to the front elevation and a ceiling light enhance the rooms cosiness, whilst power points and eaves for practical storage solutions complete the space.

#### Master Bedroom

A generously sized master bedroom located on the first floor. Natural light floods the room via the UPVC double-glazed and Velux windows to the side and rear elevations, creating a bright and welcoming atmosphere. The space is complemented by an electric radiator, warm air vents, power points, and ceiling lights, with ample room for bedroom furniture — a tranquil retreat to relax and unwind.

A door leads to the walk-in wardrobe, offering excellent versatility and storage options to suit a variety of needs.

#### Walk-in Wardrobe

A door off of the master bedroom leads you into the walk-in wardrobe where there is ample, practical space for drawers and hanging rails. The room has a UPVC double-glazed window to the front elevation, eaves for additional storage solutions, power points and ceiling lights.

## Shower Room

A modern shower room located on the first floor for convenient access from the bedrooms. The space comprises a multi-jet mains powered corner shower with a head attachment, W.C and vanity sink with storage below and mixer tap above. Finishes include fully tiled walls, wood-effect laminate flooring, a ceiling light, extractor fan, wall-mounted heated towel rail and a Velux window to the front elevation.

## Garage

Electric up and over door at the rear allows access to the tandem garage where there is space for two cars or practical storage solutions. The space benefits from power and lighting, UPVC double-glazed frosted windows to the front and side elevation, boiler which services the warm air system and plumbing for washing machine.

## External

The property is approached via a tarmacked driveway providing ample off road parking and low-maintenance upkeep. A path leading down the side of the property provides convenient access to the rear garden.

To the rear of the property, the garden has space for additional parking with access to the tandem garage. A dwarf stone wall and shrubs border the lawn and patio areas with a stairway allowing access to the paved terrace where there is space for outdoor dining or practical storage solutions. An additional stairway goes up the balcony.

Benefiting from the elevated position, the balcony is bordered by stainless steel balustrade and wood-effect decking, framing glorious views of the Dee Estuary and beyond.

## COUNCIL TAX BAND F

## WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

## VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

## MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## MISDESCRIPTION ACT

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

## MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## LOANS

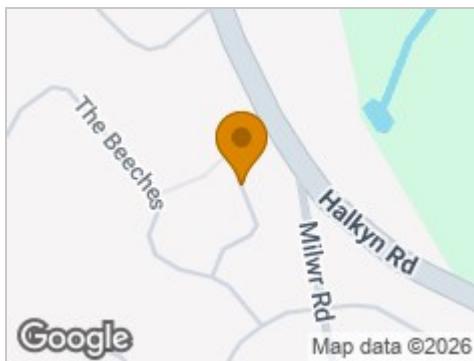
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

## INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.



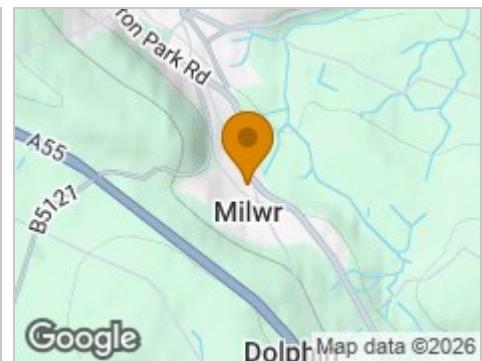
## Road Map



## Hybrid Map



## Terrain Map



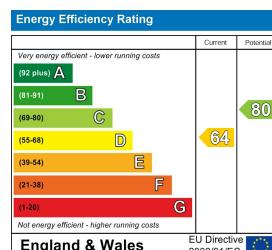
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require 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.