



## 7 Hillside Court

Holywell, CH8 7PJ

Offers In The Region Of £220,000



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## Accommodation Comprises

A step up to the UPVC front door with a decorative frosted inset and matching frosted side panel welcomes you into the property.

## Entrance Hallway

The L shaped entrance hall provides direct access to the living room, kitchen, two bedrooms and wet room. The space is complete with loft access, power points, panelled radiator, wood-effect laminate flooring, ceiling lights and heating control.

## Living Room

A spacious and inviting room with a large UPVC double-glazed picture window drawing in plenty of natural light, whilst framing attractive views. The contemporary fireplace with stainless-steel gas fire and polished surround adds a stylish focal point whilst a continuity of wood-effect laminate flooring flowing from the hallway, power points, ceiling light and a panelled radiator complete the room.

## Kitchen

The kitchen is fitted with a range of wall and base units with soft-close drawers, offering ample storage, paired with a complementary worktop surface. A stainless-steel sink sits beneath a UPVC double-glazed window to the front elevation, with space for a cooker, washing machine and fridge freezer. A sleek vertical radiator and USB-enabled power points add a modern touch, with additional features including fully-tiled walls and flooring. A wooden door with a glazed inset connects to the side porch, with a further doorway leading into the second reception room.

## Second Reception Room / Bedroom Three

This multi-purpose room can be utilised as a dining room, home office, a snug or third bedroom, making it versatile for a variety of lifestyle needs. Generous natural light floods in through the UPVC double-glazed French doors, which open onto a raised deck overlooking the rear garden and offer attractive views, whilst enhancing indoor outdoor living. The space is complete with wood-effect laminate flooring, neutral finishes, USB-enabled power points and ceiling light.

## Bedroom One

A generously sized bright double bedroom located at the rear, enjoying attractive views across Holywell via the UPVC double-glazed window. The room includes wood-effect laminate flooring, ceiling light, power points and a panelled radiator, with plenty of room for additional furniture.

## Bedroom Two

A second double bedroom with a pleasant front aspect. Finished with a continuity of wood-effect laminate flooring and neutral décor, the room features a panelled radiator, ceiling light, and power points.

## Wet Room

The wet room includes a mains-powered shower with an adjustable handset above, pedestal sink with taps and W.C. The walls are fully tiled and suitably includes slip-resistant flooring throughout, ensuring safe use for all. Features a panelled radiator, ceiling light and a UPVC double-glazed frosted window for ventilation and privacy.

## Side Porch

A practical enclosed area accessed from the driveway via a UPVC door with decorative glazing or internally from the kitchen, offering useful space for additional white goods and houses the fuse box. The space is made up of UPVC double-glazed windows sat upon PVC panels, providing ample natural light, tiled flooring and ceiling light.

## Detached Garage

A detached garage with an up-and-over door, power supply, and lighting - ideal for additional storage, workshop use, or secure parking.

## External

The front of the property has been designed with low maintenance in mind, featuring gravelled areas bordered by mature hedging and boundary walls. A paved driveway offers off-road parking and leads to the detached garage. The side elevation is enhanced by a charming wildflower bed, adding seasonal colour. Steps lead up to the main entrance.

A wonderful south-facing garden offering a peaceful and

private retreat. The space is predominantly gravelled, with mature shrubs, trees, a small pond, and several seating areas to enjoy the sunshine throughout the day. The garden is enclosed with a mixture of new fencing and established hedging, with gated access to the front of the property on either side.

#### COUNCIL TAX BAND D

#### 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.

#### 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.

#### 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.

#### 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.

#### 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.

#### LOANS

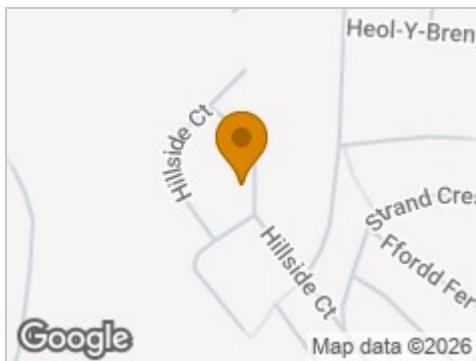
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

#### 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.



## Road Map



## Hybrid Map



## Terrain Map



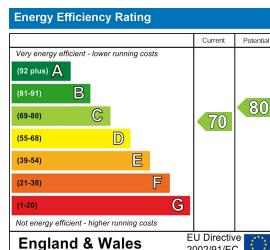
## Floor Plan



## 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



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