



## 2 Tudor Villas Whitford Street

Holywell, CH8 7NF

Offers In The Region Of £200,000



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## Accommodation Comprises

Steps lead up to a paved frontage, perfect for bin storage or a spot for potted plants and entrance door opening into:

### Hallway

Step inside to a light-filled and inviting hallway that sets the tone for the rest of the home. From here, doors open into a separate lounge and a stylish open-plan kitchen / diner, with stairs rising gracefully to the first floor. Practical touches include a neatly housed electric fuse box, radiator, power points and elegant coved ceiling.

### Lounge

A wonderfully cosy and characterful space, the lounge features a decorative fireplace with a wooden mantle and an electric log-burner effect fire set on a charming brick hearth, the perfect focal point for relaxing evenings. A UPVC double-glazed window to the front elevation fills the room with natural light, complemented by a radiator, power points, TV outlets, and coved ceiling.

### Open Plan Kitchen / Dining Room

The heart of this home is its beautifully designed open plan kitchen and dining area, perfectly suited for both everyday living and entertaining guests.

### Dining Area

Step into a welcoming dining space featuring a stylish electric fireplace, creating a cosy focal point for family meals and gatherings. Flanking the fireplace are original built-in floor-to-ceiling storage cupboards, offering both elegance and practicality. The area is finished with tiled flooring, a radiator, and multiple power points, while the UPVC double-glazed rear window fills the room with natural light. A convenient door leads into the downstairs W.C., while an open flow connects seamlessly to the kitchen and utility.

### Kitchen

Boasting a modern range of high-gloss wall and base units paired with complementary worktops and sleek splashback tiling. A breakfast bar provides the ideal spot for morning coffee or casual dining. The kitchen is fitted with a stainless steel sink with drainer and swan-neck mixer tap over, and includes space for an American fridge / freezer, space for an oven with a splashback and extractor hood above. With tiled flooring, vertical panelled radiator, spotlights, power points, TV outlets, extractor fan, two UPVC double-glazed side windows to the side elevation and a UPVC door leading directly to the rear garden, this space is as practical as it is stylish.

Archway into:

### Utility

Through a charming archway, the utility room continues the thoughtful

design. Here, you'll find a wall-mounted gas combi boiler, Velux roof windows for added brightness, and a worktop with space beneath for both a washing machine and dryer. Additional power points, wall light and another UPVC double-glazed side window make this a functional, well-lit, and versatile space for everyday living.

### Downstairs W.C

Convenience meets style in the ground-floor cloakroom, complete with tiled flooring, a sleek sink vanity unit offering useful storage, and a contemporary W.C.

### First Floor Accommodation

#### First Floor Landing

The first floor offers a welcoming flow of living space with doors leading to three bedrooms, including a generous master suite with en-suite, plus a modern family bathroom, radiator, fitted mains interlinked to smoke alarms, provides peace of mind and a staircase rises to the second floor accommodation.

#### Master Bedroom

A bright and spacious master bedroom sits to the front of the home, flooded with natural light through a UPVC double-glazed window. With ample room for storage, a radiator, power points, TV outlet and a door into:

#### En-Suite

Designed for convenience and privacy, the en-suite features a smart three-piece suite: Pedestal sink with taps over, tiled splashback, W.C., and a fully enclosed shower cubicle with a wall-mounted electric shower. Partially tiled walls, chrome towel rail radiator, extractor fan and vinyl flooring.

#### Bedroom Two

Overlooking the rear garden, this well-sized double bedroom is ideal as a stylish guest room, a teenager's retreat, or even a dedicated home office. With a radiator, power points, TV outlet, loft access and plenty of natural light through the UPVC double-glazed window, it's a flexible space to suit your lifestyle.

#### Bedroom Three

Also positioned at the rear, the third bedroom is perfect for a nursery, child's room, or a peaceful study. Featuring a UPVC double-glazed window, radiator, and power points. It provides comfort and versatility for growing families or those working from home.

#### Family Bathroom

The family bathroom is both practical and inviting, fitted with a three-piece suite comprising a W.C., pedestal sink with taps over, tiled splashback, and a panelled bath with overhead thermostatic mixer shower. Built-in shelving offers smart storage for toiletries and decor,

while partially tiled walls and vinyl flooring create a clean and low-maintenance finish. A radiator, shaver point, spotlights and extractor fan complete the space for comfort and functionality.

### Second Floor Accommodation

Staircase up with door opening into:

#### Bedroom Four

A generously sized double bedroom, perfect for a growing family, guests, or even a stylish home office. A large UPVC double-glazed rear window fills the room with natural light while framing views of the garden. Practical touches include TV outlet, power points throughout, x2 loft access, a fitted smoke alarm, and a radiator.

#### External

The property offers both practicality and charm from the outside. To the front, a gated entrance opens onto steps that lead to a paved area, ideal for neat and easy bin storage or recycling.

To the rear, the garden is designed with low maintenance in mind while still providing plenty of outdoor enjoyment. A patio area creates the perfect spot for alfresco dining or summer barbecues. With steps up to a tiered lawns and further steps leading up to a gate opening onto a versatile slate-finished area, ideal for further garden furniture, or even off-road parking with brick built storage ensures that bikes, tools, or garden equipment are neatly tucked away.

#### COUNCIL TAX BAND C

#### 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.

#### 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.

#### LOANS

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

#### 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.



## Road Map



## Hybrid Map



## Terrain Map



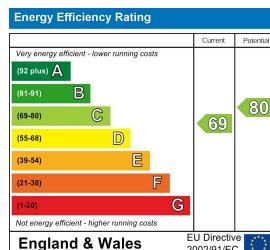
## Floor Plan



## 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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