



## 7 The Close Well Street

Holywell, CH8 7RQ

Offers In The Region Of £325,000



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## Accommodation Comprises

A composite front door with double-glazed glass insets above provides access to the entrance hall.

## Entrance Hall

The welcoming entrance hall provides direct access to the kitchen/diner, living room, downstairs W.C with a turned staircase for access to the first floor accommodation. The space is finished with wood-effect laminate flooring and a ceiling light.

## Living Room

A cosy and inviting space which has been beautifully presented, offering a bright and comfortable space ideal for both relaxing and entertaining. Neutral décor and soft carpeting create a warm, welcoming atmosphere, while the well-proportioned layout allows for multiple seating areas. UPVC French doors with double-glazed panels provide ample natural light with access onto the rear patio, seamlessly blending indoor and outdoor living.

Finishes of the spaces include a ceiling light, panelled radiator, power points and a UPVC double-glazed window to the front elevation.

## Open-Plan Kitchen / Diner

At the heart of the home lies the open-plan kitchen and dining area, ideal for everyday living or entertaining guests.

## Kitchen

Kitchen - Designed to offer both style and practicality while maintaining a warm and inviting atmosphere, this well-appointed kitchen features a range of modern gloss wall, base, and drawer units, complemented by elegant wooden worktop surfaces and matching upstands, providing ample storage solutions. A stainless-steel sink with a swan-neck mixer tap and drainer sits beneath a UPVC double-glazed window overlooking the rear patio. Integrated appliances include an oven, four-ring electric hob with splashback and extractor hood, dishwasher, and fridge/freezer, with void and plumbing for a washing machine. The kitchen layout has been thoughtfully designed to allow space for a central island, perfect for additional workspace, casual dining, or entertaining, making it the heart of this home.

Tiled flooring, a pendant light, smoke alarm and power points complete the space. A UPVC door with double-glazing provides access into the rear garden.

## Dining Area

Diner - The dining area offers ample space to comfortably accommodate a dining table with a large UPVC double-glazed window to the front elevation providing ample natural light to flood the space. This thoughtful design enhances the utilisation of space and the perfect setting for both everyday living and entertaining.

There is a continuity of tiled flooring continuing for easy maintenance and a matching pendant light.

## Downstairs W.C

Located on the ground floor for convenient use, the space includes a low-flush W.C and a wall mounted sink with a mixer tap and tiled splashback. A tiled flooring, extractor fan, panelled radiator and ceiling light complete the room.

## First Floor Accommodation

### Landing

A turned staircase rises to the landing, providing access to four bedrooms and family bathroom. Finishes of the space include a ceiling light, panelled radiator, power points, smoke alarm and loft access.

### Master Bedroom

A cosy master bedroom ideal for relaxing with plenty of room for a full range of bedroom furniture. The room benefits from built-in wardrobes with mirrored sliding doors for practical hanging and shelving solutions, a panelled radiator, power points and ceiling light.

A door leads into the:

### En-Suite

A three-piece suite comprising a pedestal sink with a mixer tap and tiled splashback, low-flush W.C and a fully tiled mains powered shower cubicle with a rainfall headset and adjustable handset attachment over.

Tiled flooring allows for easy maintenance, whilst a UPVC double-glazed frosted window to the rear elevation ensures natural light and privacy. The space is complete with a panelled radiator, ceiling light and extractor fan.

### Bedroom Two

Another generously sized double room. A UPVC double-glazed window to the front elevation peacefully overlooks forestry, while built-in wardrobes with mirrored sliding doors for practical hanging and shelving provide excellent storage. The room also includes a panelled radiator, ceiling light and power points.

### Bedroom Three

Situated at the rear of the property, the bedroom currently accommodates a small double bed and additional furniture with ease. A UPVC double-glazed window to the rear elevation, panelled radiator, ceiling light and power points complete the room.

### Bedroom Four

Offering versatile use, whether as a bedroom, nursery or home office, with a UPVC double-glazed window to the front elevation, ample space for bedroom furniture, a panelled radiator, ceiling light and power points.

Tel: 01352 711170

## Bathroom

A modern three-piece suite continues similar décor from the en-suite and comprises a pedestal sink with a mixer tap and tiled splashback, low-flush W.C and a fully tiled panelled bath with a mixer tap and mains powered shower with a rainfall head and adjustable handset over.

Finishes of the space include a wall-mounted heated chrome towel rail, a UPVC double-glazed frosted window to the front elevation, tiled flooring, extractor fan and ceiling light.

## External

To the front of the property you will find a central front entrance which is approached via a paved pathway, framed by decorative potted plants leading to the front door. The front offers kerb appeal and has been designed for low maintenance, finished with decorative stone and not overlooked.

To the side, a private driveway provides convenient off-road parking, while timber fencing and a gate to both sides encloses the boundary, offering both privacy and a tidy finish to the exterior.

The rear garden, also private and not overlooked, is low-maintenance, consisting of a paved patio, gravel, and artificial grass decked area, all suitable for garden furniture and entertaining. Mature trees and greenery behind the property add a pleasant natural backdrop.

## COUNCIL TAX BAND - E

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

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## Road Map



## Hybrid Map



## Terrain Map



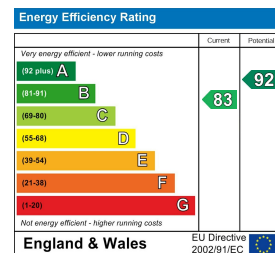
## Floor Plan



## 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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