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INDEPENDENT ESTATE AGENTS



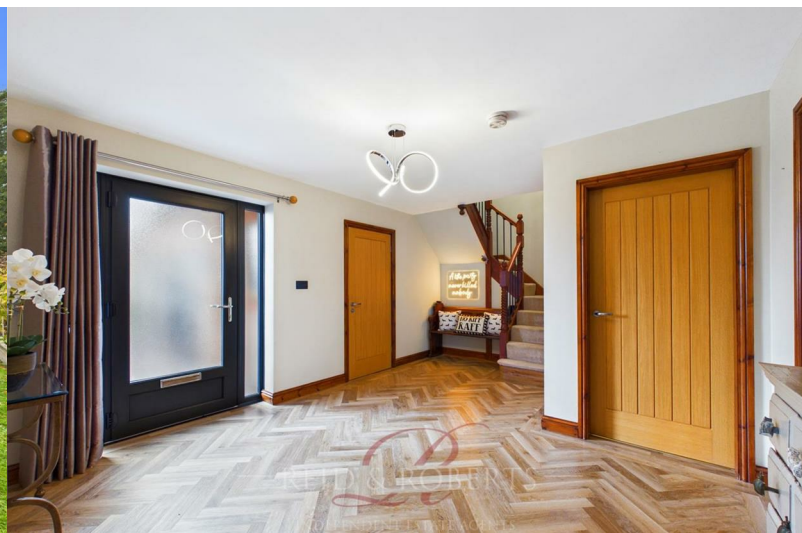
The Paddocks Well Street

Buckley, CH7 2PQ

£700,000

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Accommodation Comprises

The property is approached via an extensive pebble stoned driveway, providing generous off road parking for approximately five vehicles. A slate tiled step and gently sloping approach lead to the front entrance, where a composite door opens into the impressive reception hallway, offering a welcoming introduction to the home.

Reception Hallway

A beautifully proportioned reception hallway provides a welcoming entrance to the home, with ample space for statement furniture or a seating area. Attractive parquet style LVT flooring adds a sophisticated finish, while glazed internal doors lead through to the principal reception rooms, creating a natural flow throughout the ground floor.

A striking turned staircase rises to the first floor, providing an elegant focal point within the hallway. Additional features include a central ceiling light point and a wall mounted Honeywell Home thermostat.

Lounge

A beautifully proportioned lounge offering an abundance of space for both comfortable family living and entertaining. Polished oak flooring adds warmth and character, while the generous dimensions allow for multiple seating arrangements without compromising the room's open and inviting feel. To the rear, woodgrain effect uPVC patio doors with matching glazed side panels open directly onto the paved terrace, providing lovely views across the extensive gardens. Glazed double doors connect to the adjoining dining room, creating a natural flow between the two reception spaces. Additional features include two ceiling light points and a television aerial point.

Dining Room

An elegant and spacious dining room, perfectly suited to both everyday family dining and more formal occasions. The generous proportions comfortably accommodate a substantial dining table and additional furniture, creating an inviting space for entertaining. Accessed through glazed double doors from the lounge, the room enjoys attractive views across the rear gardens through woodgrain effect uPVC double glazed windows, featuring decorative pane detailing and opening sections. A central ceiling light point completes the room.

Additional Reception Room

A versatile reception room, currently utilised as a music room, offering excellent flexibility to suit a variety of requirements. The generous proportions make this an ideal space for a home office, snug, playroom or potential sixth bedroom. Woodgrain effect uPVC double glazed windows overlook the front elevation, featuring decorative pane detailing, opening sections and a fitted roller blind. Additional features include a central ceiling light point and television point.

Kitchen

A substantial and well appointed kitchen offering an excellent combination of generous workspace, extensive storage and a sociable layout, ideally suited to family living and entertaining. Fitted with an extensive range of oak effect wall, drawer and base units, the kitchen features granite work surfaces, decorative glazed display cupboards and marble effect tiled flooring. A Leisure Cookmaster range cooker with five ring hob and stainless steel extractor hood forms a central feature, complemented by an integrated full height fridge, separate freezer and Hotpoint dishwasher. A stainless steel one and a half bowl sink with mixer tap completes the main kitchen facilities. Positioned centrally, a breakfast bar island provides additional storage and a welcoming space for informal dining, with a feature pendant light above. Woodgrain effect uPVC double glazed windows to the rear and side elevations allow plenty of natural light into the room while enjoying attractive views towards the gardens. Recessed ceiling spotlights provide additional lighting throughout.

Utility Room

A spacious and practical utility room providing additional storage and workspace, conveniently positioned alongside the kitchen. Fitted with a range of wall and base units, tiled flooring and a stainless steel sink with drainer and mixer tap, the room offers plumbing and space for a washing machine and separate tumble dryer. Two substantial storage cupboards provide excellent additional space, one currently utilised as a pantry and the other for general household storage. The room also houses a floor mounted Worcester Bosch boiler, while a uPVC external door with frosted glazing provides access to the side of the property.

Door leads into the double garage

Downstairs Cloakroom

A generously sized downstairs cloakroom fitted with a low flush WC and wash hand basin, complemented by tiled flooring and a central ceiling light point. A frosted woodgrain effect uPVC double glazed window to the side elevation provides natural light and privacy. An adjoining storage area features shelving, coat hooks and lighting, offering useful space for everyday essentials. The generous dimensions also provide potential for conversion into a ground floor bathroom, subject to the necessary alterations and consents.

First Floor Accommodation

Landing

An exceptionally spacious first floor landing, offering a wonderful sense of openness and providing access to the bedrooms and family bathroom. The generous proportions comfortably accommodate substantial furniture or a seating area, creating a versatile space that feels more like an additional reception area than a traditional landing.

Beautifully presented with fitted carpeting, attractive wooden doors and matching skirting boards, the landing also features a striking staircase with wooden balustrade and decorative spindles. A double glazed window allows natural light into the space, complemented by contemporary ceiling light fittings.

A substantial airing cupboard houses the hot water cylinder and provides useful additional storage.

Principal Bedroom

A beautifully proportioned principal bedroom suite offering a wonderful sense of space and privacy, complemented by extensive dressing and storage facilities. Enjoying a double aspect, woodgrain effect uPVC double glazed windows overlook the rear gardens and surrounding landscape, with an additional window to the side elevation allowing natural light to fill the room. The generous dimensions comfortably accommodate substantial bedroom furniture while retaining an open and airy feel. Storage is particularly well catered for, with two deep built in cupboards featuring extensive shelving, alongside a concealed walk in wardrobe complete with hanging rails and additional storage. A further double door wardrobe provides even more hanging space. With its attractive garden outlook, spacious layout and dedicated dressing facilities, this is a superb principal bedroom.

Principal En-Suite

A well appointed private en-suite comprising a substantial raised shower enclosure with waterfall style shower head and glazed screening, a low flush WC and wash hand basin. Additional features include a heated chrome towel rail, shaver point and recessed ceiling spotlights. A frosted woodgrain effect uPVC double glazed window to the side elevation provides natural light while maintaining privacy.

Bedroom Two

A generously proportioned double bedroom enjoying beautiful views across the extensive rear gardens and surrounding landscape. A woodgrain effect uPVC double glazed window with decorative pane detailing and an opening section frames the attractive outlook, while two integrated storage cupboards provide excellent wardrobe space. The room comfortably accommodates substantial bedroom furniture and also benefits from access to the loft.

Bedroom Three

A spacious double bedroom enjoying attractive views across the front elevation and surrounding landscape. The generous proportions provide ample space for a double bed, wardrobes and additional bedroom furniture. Woodgrain effect uPVC double glazed windows feature decorative pane detailing, two opening sections and a fitted roller blind. A central ceiling light point completes the room.

Bedroom Four

A well proportioned bedroom enjoying pleasant views across the expansive rear gardens and surrounding countryside. Woodgrain effect uPVC double glazed windows provide natural light, while the generous floor space comfortably accommodates bedroom furniture and additional storage. A central ceiling light point completes this attractive and versatile room.

Family Bathroom

An elegant family bathroom featuring a beautiful freestanding roll top bath with decorative lion's foot supports, creating a distinctive focal point within the room. The four piece suite also comprises a separate square shower enclosure with overhead shower and sliding glazed door, a low flush WC and wash hand basin with mixer tap. Additional features include tiled flooring, recessed ceiling spotlights and an extractor fan. A frosted uPVC double glazed window to the side elevation provides natural light and privacy.

Bedroom Five

Privately positioned above the double garage and accessed via its own separate staircase, this generously proportioned fifth bedroom offers a wonderful degree of independence from the main accommodation. Ideally suited to visiting guests, older children or extended family, the room provides ample space for bedroom furniture, with attractive sloping ceilings adding character. Woodgrain effect uPVC double glazed windows allow natural light into the room, creating a comfortable and inviting space. The separate access makes this a particularly versatile addition to the property, offering flexibility for a variety of living arrangements.

Double Garage

An exceptionally spacious double garage offering ample room for vehicle storage, workshop use or additional household requirements. The garage benefits from uPVC double glazed windows to the side elevation, electrical provision and two fluorescent ceiling light points. With its substantial proportions and convenient access from the driveway, this is a particularly useful addition to the property.

Garden & Grounds

Occupying approximately three quarters of an acre, the grounds are undoubtedly one of the property's finest features, offering extensive outdoor space, privacy and attractive views across the surrounding landscape. A substantial paved terrace extends across the rear of the residence, providing a wonderful setting for alfresco dining and entertaining, with direct access from the lounge creating a natural connection between the indoor and outdoor living spaces. A dedicated outdoor bar and seating area provides an additional space for hosting family and friends, perfectly suited to summer gatherings and relaxed evenings enjoying the surroundings. Beyond the terrace, expansive lawned gardens offer an abundance of space for recreation, gardening and family activities, with the surrounding landscape providing a beautiful backdrop. The grounds also incorporate a poultry enclosure, currently used for keeping chickens, adding to the property's countryside appeal. With its generous lawns, dedicated entertaining areas and peaceful setting, the gardens provide a wonderful extension of the living accommodation and an enviable outdoor lifestyle.

EPC Rating -

Council Tax Band - G

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Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Looking For 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. Telephone Mold office on 01352 700070

Loans and Repayments

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

Misrepresentation 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.

Money Laundering

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.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

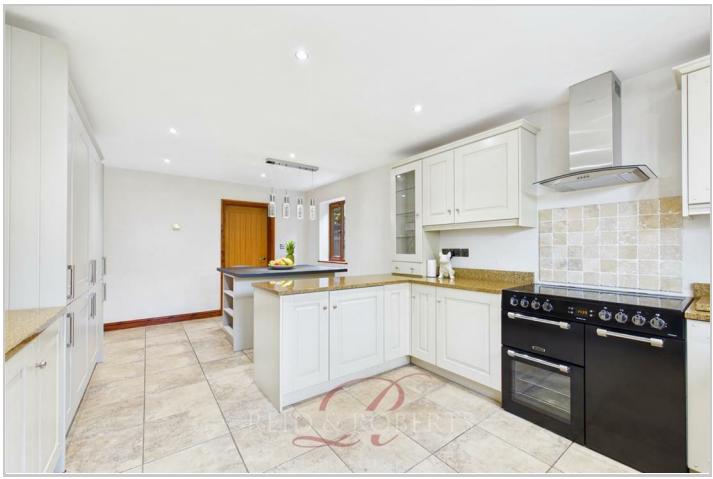
Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.









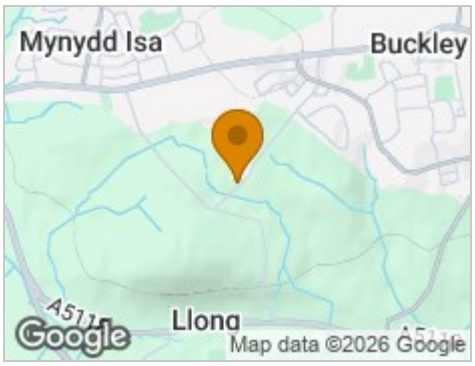
Road Map



Hybrid Map



Terrain Map



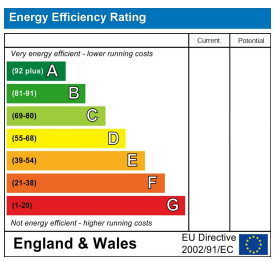
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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