



## 5 Oak Drive

Sychdyn, CH7 6WH

O.I.R.O £310,000





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## Accommodation Comprises

The property is approached via a tarmac driveway leading to the front entrance.

Wood effect composite door with glass inset leads into:

### Entrance Hallway

The entrance hallway offers ample space for shoe and coat storage featuring a paneled radiator, laminate wood-effect flooring, ceiling light point and a door leads into the inviting lounge, creating a seamless flow throughout the home.

### Lounge

Featuring Upvc double-glazed window to the front, allowing plenty of natural light to flood the space. The laminate wood-effect flooring continues seamlessly, complementing the room's modern design. Fitted with TV and telephone points, the lounge also benefits from both double and single panel radiator. A recessed area houses the turned staircase leading to the first floor, while an internal door offers easy access to the kitchen/dining room.

### Modern Kitchen

The modern fitted kitchen is beautifully appointed allowing space for dining along with an attractive range of wood grain-style, cream-fronted base and wall units, complemented by light-toned wood-effect worktops and a matching breakfast bar with feature hanging ceiling lights over. With stainless steel sink unit with a preparation bowl and an adjustable mixer tap sits beneath a tiled splashback. The kitchen is equipped with a range of integrated Smeg appliances, including a stainless steel four ring gas hob with extractor fan over, an electric double oven and grill, a fridge/freezer, and a dishwasher. With a further void and plumbing for washing machine, and a cupboard housing the Ariston gas-fired central heating boiler. Wood-effect vinyl flooring, two double-panel radiators, a double-glazed window to the rear elevation, and double-glazed French doors that open onto the garden, creating a bright and airy environment perfect for family gatherings or entertaining.

### Cloakroom

The cloakroom is appointed with a low flush WC and a wash hand basin with a mixer tap, set within a sleek cabinet for added storage. The space features wood-effect vinyl flooring, panelled radiator, recessed ceiling lights. Upvc double-glazed window with frosted glass to the side elevation.

## First Floor Accommodation

### Landing

The spacious open landing benefits from a double-glazed window with frosted glass to the side elevation, loft access point and a double-panel radiator. There is a built-in cupboard housing the pressurised hot water cylinder tank, along with an additional built-in storage cupboard for convenience. White panelled interior doors lead to all first floor rooms.

### Bedroom One

Featuring Upvc double-glazed window to the front elevation, filling the room with natural light. A built-in wardrobe with mirrored sliding doors offers ample storage. The room is equipped with a telephone point, TV aerial point, and a panelled radiator. A door provides direct access to the en suite.

### En Suite

A well appointed en suite shower comprising of enclosed shower cubicle with folding screen and mains shower over, semi recessed wash basin with storage beneath and low flush WC. Large fitted mirror with concealed lighting, vinyl flooring, chrome heated towel rail, extractor fan and Upvc double glazed frosted window to the front elevation.

### Bedroom Two

A spacious double bedroom featuring a large double-glazed window that offers ample natural light and a pleasant view of the front of the property. The room is equipped with a TV aerial point, radiator, the room also includes a built-in wardrobe with sleek mirrored sliding doors, offering generous storage space while adding a touch of elegance and functionality to the space.

### Bedroom Three

This room boasts a double-glazed window positioned at the rear, offering stunning views of the picturesque surrounding countryside with the addition of a radiator.

### Bedroom Four

This inviting room features a double-glazed window positioned at the rear again benefiting from the far reaching views, T.V aerial socket and radiator.

### Family Bathroom

This well-appointed family bathroom features a stylish design and a range of modern amenities. The room briefly comprises a panelled bath equipped with a mixer tap, complemented by a mains shower and glass screen for convenience. A semi-recessed wash basin is elegantly paired with a wood-effect cupboard beneath, providing both functionality and storage. The low flush WC boasts a concealed cistern for a clean and minimalist look. Additional highlights include a fitted mirror, concealed lighting that creates a warm ambiance, vinyl flooring, extractor fan and a radiator. A double-glazed window with frosted glass allows natural light to enter while maintaining privacy, making this bathroom both inviting and functional.

### Outside

This property occupies an attractive corner position, offering delightful views over the surrounding fields. It is approached via a wide tarmac driveway that provides convenient off-road parking and access to the integral single garage. The front of the property features a

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small, well-maintained lawned garden area adorned with established shrubs and bushes, enhancing its curb appeal. A paved pathway along the right-hand gable leads to a secure gate, providing access to the rear garden.

The rear garden is a generous, fully enclosed space with panelled fencing, ensuring privacy and security. It is predominantly laid to lawn, offering ample room for outdoor activities and relaxation. A paved patio area serves as an excellent spot for al fresco dining or entertaining guests. The garden also includes an outside light and tap for added convenience, making it a versatile and welcoming outdoor space

#### EPC - B

#### Council Tax Band F

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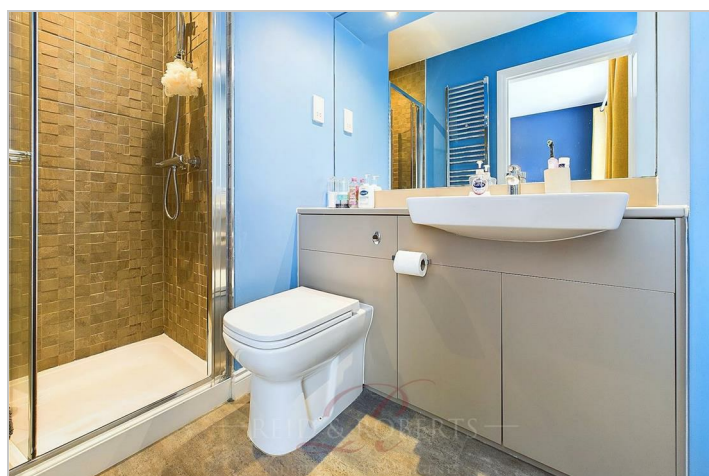
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Road Map



Hybrid Map



Terrain Map



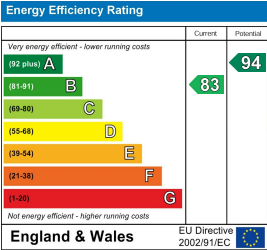
Floor Plan



Viewing

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Energy Efficiency Graph



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