



## 21 Alder Close

Penyffordd, Chester, CH4 0AJ

O.I.R.O £340,000





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## Property Description

Reid & Roberts are delighted to present this beautifully presented and deceptively spacious four bedroom detached family home, offering a wealth of high quality features both inside and out. Situated on a sought after residential development, this property stands out thanks to its exceptional garden size, which is rarely found with modern new build homes. With a thoughtfully designed layout and excellent presentation throughout, this home is ready to move straight into.

The property benefits from a driveway leading to an integral garage, along with a generous lawned rear garden, two patio areas, and side access. Internally, the property boasts a modern kitchen/dining space, spacious lounge, downstairs WC, four well proportioned bedrooms, an en suite to the master bedroom, and a contemporary family bathroom. The garage offers additional versatility with power, plumbing, and storage options.

Located close to local amenities, schools, and transport links, this property offers the perfect balance of convenience and comfort, making it an ideal home for families and professionals alike.

## Accommodation Comprises

Approached via a tarmac driveway leading to a composite front door.

### Entrance Hallway

The welcoming entrance hallway features stairs rising to the first floor accommodation, a double glazed UPVC window to the side elevation, double panel radiator, and a door leading into the lounge.

### Lounge

A cosy and inviting space with double glazed UPVC window to the front elevation, single panel radiator, panelled walls, TV aerial socket, telephone point, central ceiling light point, and a useful understairs storage cupboard.

### Kitchen/Dining Room

A fantastic heart of the home, this spacious kitchen offers ample room for a dining table. Fitted with a comprehensive range of modern wall and base units with complementary work surfaces over, it includes integrated appliances: fridge, freezer, dishwasher, washing machine, along with a built in oven, grill, and four ring gas hob with extractor hood over. Features include a one and a half bowl stainless steel sink with mixer tap, tiled flooring, a wall mounted 'Ideal' boiler concealed within a cupboard, double panel and single panel radiators, TV aerial socket, and a double glazed UPVC window overlooking the rear garden with trees beyond.

## Downstairs WC

Fitted with a modern two piece suite comprising a low flush WC and wall mounted wash hand basin with splashback tiling. Features include a double glazed frosted window to the side elevation, smoke detector, central ceiling light point, single panel radiator, and tiled flooring. Notably, this WC is exceptionally spacious.

## Landing

The first floor landing provides access to all bedrooms and the family bathroom. Includes loft access, central ceiling light point, and a cupboard housing the hot water tank.

## Master Bedroom

An exceptionally spacious double bedroom with built in mirrored sliding wardrobes, double glazed UPVC window to the front elevation, a cupboard over the stair recess offering additional storage, panelled walls to picture rail height, central ceiling light point, and single panel radiator.

## En Suite

Fitted with a modern three piece suite comprising a shower cubicle with folding glazed screen and electric shower, a low flush WC, and pedestal wash hand basin. Features include fully tiled shower enclosure, tiled walls to dado height, single panel radiator, double glazed frosted window to the front elevation, shaver socket, and vinyl flooring.

## Bedroom Two

A generous double bedroom with a double glazed UPVC window to the rear elevation, single panel radiator, and panelled walls to dado height.

## Bedroom Three

A comfortable bedroom with a double glazed UPVC window to the front elevation and single panel radiator.

## Bedroom Four

Currently utilised as an office/games room, this flexible space features a double glazed UPVC window to the rear elevation and single panel radiator.

## Family Bathroom

Fitted with a contemporary three piece suite comprising a panelled bath with mains shower over and glazed screen, low flush WC, and pedestal sink. The bath area is fully tiled with tiled walls to dado height elsewhere. Finished with a heated towel rail, extractor fan, vinyl flooring, and a double glazed frosted UPVC window to the rear elevation.

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### Garden

The rear garden is an exceptional size for a new build property, featuring a paved patio area directly off the kitchen, a secondary patio to the side, and a paved stepping stone style pathway. The garden is mainly laid to lawn, fully enclosed with fencing, and offers gated access to both sides. There is also space for a shed, providing excellent additional storage options.

### Garage

Accessible directly from the kitchen, the garage offers great practicality with power sockets, lighting, plumbing for a tumble dryer, space for a fridge/freezer, the electric fuse box, and an up and over door to the front.

### EPC Rating B

### Council Tax Band

### 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

### Loans and Repayments

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

### 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

### Misrepresentation Act

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### 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

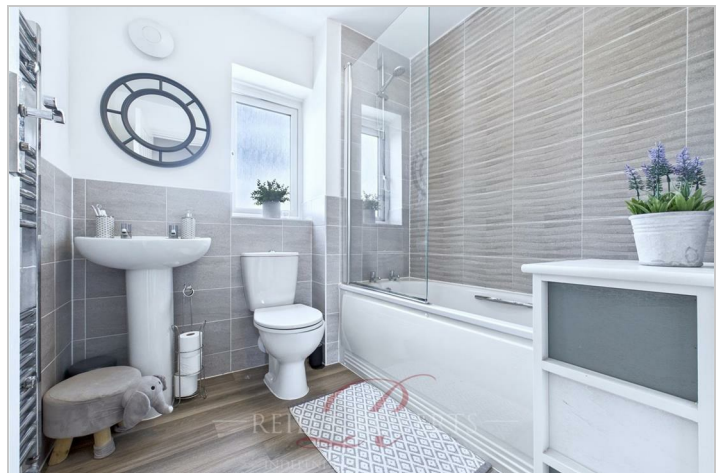
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

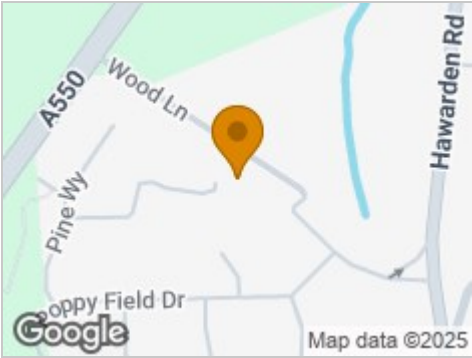
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Road Map



Hybrid Map



Terrain Map



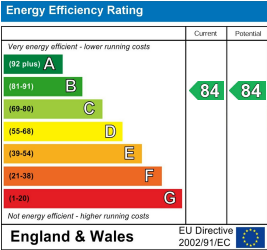
Floor Plan



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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