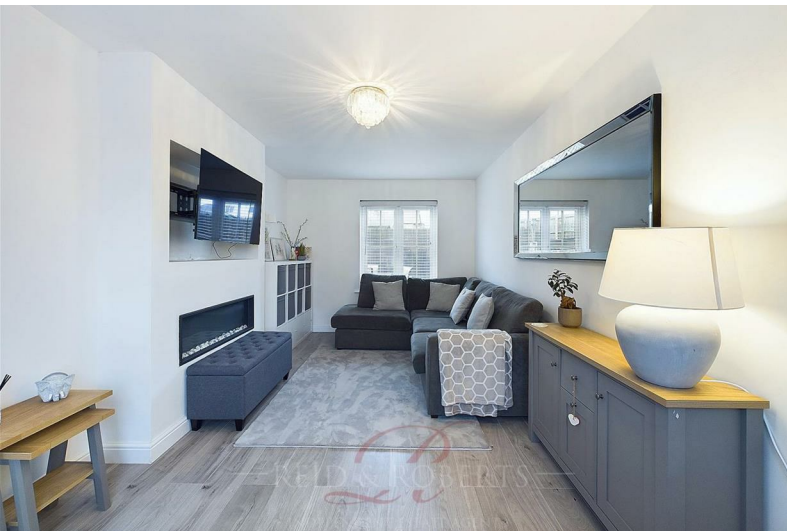




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Northop Hall, CH7 6NS

Offers In The Region Of £310,000



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Property Description

Reid & Roberts are delighted to present this well presented three bedroom detached family home, which emphasises sophistication with its high-quality finishes, contemporary design, and modern fixtures throughout. Situated in a quiet cul-de-sac within the highly desirable village of Northop Hall, this stylish property was completed in 2017 on the sought-after St Mary's development. Offered with no onward chain, this is an excellent opportunity for a hassle-free move.

Designed for modern family living, the property boasts light and spacious accommodation throughout. The ground floor features a welcoming entrance hall, a comfortable lounge, and a beautifully designed open-plan kitchen/dining area, perfect for entertaining. A ground-floor WC completes the layout. To the first floor, there are three generously sized bedrooms, including a luxurious master suite with en-suite facilities, along with a contemporary family bathroom. Externally, the property benefits from a private driveway leading to a detached single garage, providing ample parking and storage. To the rear, an attractive enclosed garden offers a peaceful outdoor space, ideal for relaxation or entertaining.

Located in the charming village of Northop Hall, this home is within easy reach of local amenities, including a village primary school, St Mary's Church, sports clubs, a tennis court, a post office/convenience store, and a welcoming village pub. With excellent access to the A55 North Wales Expressway, the property is ideal for commuters, offering convenient links to Chester, Manchester, and the wider North West region. The nearby market town of Mold provides a further selection of shops, restaurants, and leisure facilities.

This exceptional home, combining modern elegance with practicality, is sure to attract strong interest. Early viewing is highly recommended!

Accommodation Comprises

The property is approached via a paved pathway leading to the front entrance.

A composite door with double glazed frosted inset leads into:

Entrance Hallway

Upon entering, you are welcomed by a bright and inviting hallway featuring wood-effect laminate flooring, recessed spotlights, and a storage cupboard housing essential utilities. With a double panel radiator and the central heating thermostat for easy temperature control. The hallway also provides access to the downstairs WC and leads to the main living areas.

Ground Floor W.C.

Following from the entrance hallway with matching wood-effect laminate flooring, tiled walls with splashback tiling, and a modern vertical grey radiator. A frosted UPVC double glazed window with fitted Venetian blinds. The washbasin is set within a sleek vanity unit, offering additional storage, and is paired with a flush WC. Finishing touches include recessed spotlights and an extractor fan.

Lounge

A generously sized living room offers a fantastic space for relaxation and entertaining. The wood-effect laminate flooring flows seamlessly from the

hallway, enhancing the sense of space. Dual-aspect UPVC double glazed windows to the front and rear, both fitted with Venetian blinds, flood the room with natural light. A modern media wall features space for a wall-mounted TV, integrated power sockets, a TV point, and a sleek, flush-fitted electric fire. Two double panel radiators, wall lights, and a ceiling light point complete this elegant space.

Kitchen/Dining Area

Spanning the full length of the property, the stunning kitchen and dining area is the heart of the home. The modern kitchen boasts high-end cupboards, granite-effect worktops, and soft-close drawers for a stylish and functional finish. Integrated appliances include a fridge freezer, electric oven with a four-ring gas hob, a stainless steel extractor fan, and a built-in dishwasher. The stainless steel one and half bowl sink with a modern mixer tap is perfectly positioned beneath a UPVC double glazed window overlooking the front.

To the rear, the dining area offers ample space for a large table, making it ideal for hosting family meals or entertaining guests. UPVC double glazed windows to the side elevation and patio doors leading to the rear garden ensure plenty of natural light. Additional features include wood-effect laminate flooring, recessed spotlights, and a double panel radiator.

Stairs rise to the First Floor

First Floor Landing

The spacious landing provides access to all first-floor accommodation, as well as a storage cupboard housing the thermostat and shelving. There is also loft access for additional storage.

Bedroom One

A generously sized master bedroom featuring a UPVC double glazed window to the front elevation, complete with fitted Venetian blinds. The room benefits from integrated wardrobes with shelving and hanging rails, recessed spotlights, wall light points, and multiple power sockets.

Door leads into:

En Suite

The modern ensuite bathroom comprises a three-piece suite, including a shower cubicle with a glass door, a mains shower with an attachable showerhead, a washbasin set within a vanity unit, and a low-level flush WC. The space is enhanced by tiled flooring, splashback tiling, recessed spotlights, and an extractor fan for ventilation.

Bedroom Two

A well-proportioned double bedroom with a UPVC double glazed window to the rear elevation, fitted with a rolling blind. Additional features include a double panel radiator and a ceiling light point, making this a bright and comfortable space.

Bedroom Three

Another double bedroom, featuring a UPVC double glazed window to the front elevation with a rolling blind, a double panel radiator, and a ceiling light point.

Family Bathroom

The contemporary family bathroom is fitted with a three-piece suite, including a

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panelled bath with mixer taps, a washbasin, and a low-flush WC. Stylish splashback tiling extends to dado rail height, while tiled flooring adds a sleek finish. A chrome heated towel rail ensures warmth and luxury, and a frosted UPVC double glazed window to the front elevation provides privacy. Additional features include recessed spotlights and an extractor fan.

Outside

The front of the property is approached via a paved pathway leading to the front entrance. There is also a gravelled garden area to either side of the pathway. Stepping outside, the rear garden offers a fantastic outdoor space, ideal for entertaining or relaxing. A full-width decking area provides ample space for outdoor dining and seating, creating the perfect setting for summer gatherings. The garden also features a raised lawn area, accessed via wooden steps, offering additional space for children to play or for garden enthusiasts to enjoy planting. The perimeter is enclosed by wooden fence panels, ensuring privacy, while a wooden gate provides access to the garage.

Garage

The detached garage offers ample space with electric laid on. The driveway also offers ample parking for a number of vehicles.

EPC Rating - B

Council Tax Band - E

Leasehold

The property benefits from a 999-year lease, with approximately 993 years remaining. The current ground rent is £200 per year, and there is an option to purchase the freehold for £3,340.

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

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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.

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

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Viewings

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.



Road Map



Hybrid Map



Terrain Map



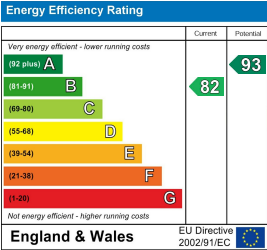
Floor Plan



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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