



## Karinya Brickfields

Buckley, CH7 3BE

£350,000



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## Property Description

Reid & Roberts Estate Agents are delighted to present this spacious three-bedroom detached bungalow, offering generous living accommodation throughout and set within a large private plot featuring well-established gardens, ample parking, and a double garage.

On entering through double wooden doors, you're welcomed into a charming porch with exposed stone walls and quarry tiled flooring, leading to an impressive entrance hallway providing access to all rooms. The property offers three well-proportioned bedrooms, a modern four-piece family bathroom, and a separate cloakroom. The bright and airy lounge features an open fire with stone surround, creating a lovely focal point, with sliding patio doors that fill the room with light and open out to the rear garden. An adjoining dining room provides a fantastic space for entertaining, while a versatile study or utility room offers options for home working or additional storage. The kitchen and breakfast room is fitted with a range of wall and base units with complementary work surfaces, a stainless steel sink, and ample space for dining.

Outside, the rear garden provides the perfect setting for outdoor living, with a paved patio area, extensive lawn, and mature hedging offering a high degree of privacy. To the front, a sweeping driveway provides excellent off-road parking and leads to a double garage with power and lighting.

This impressive home combines spacious interiors with delightful outdoor areas, making it ideal for families or those seeking a peaceful and versatile bungalow in a highly regarded location.

## Accommodation Comprises:

### Entrance Porch

A double wooden door with frosted inset panels opens into the entrance porch, featuring quarry tiled flooring, exposed stone walls, and a tongue-and-groove ceiling. There is also a ceiling light and coat storage area.

A further double wooden door with textured frosted glass insets leads into the hallway.

### Entrance Hallway

A spacious and welcoming area providing access to all accommodation. The hallway features deep coved ceilings, double panel radiators, and built-in storage cupboards with solid wooden doors, including a sliding wooden door to a large storage cupboard fitted with hanging rail and shelving, ideal for coats and shoes.

An arched area leads to the bedroom quarters, where there is a single panel radiator, loft access point, central ceiling light, and a continuation of the coved ceiling design.

### Lounge

A fantastic sized reception room featuring an open fire with stone surround set on a slate tiled hearth, creating a lovely focal point for the room. There is a matching stone shelf area to the side, TV aerial socket, textured and coved ceiling, double panel radiator, and a sliding double glazed UPVC door opening out to the rear garden, allowing natural light to flood the space.

## Dining Room

Accessed from the lounge, the dining area offers ample space for a large dining table and chairs. Features include a continuation of the deep coved ceiling and textured finish, TV aerial socket, double glazed UPVC window with side openers and leaded detailing to the rear elevation, and a double panel radiator.

## Kitchen

Fitted with a range of wall and base units with complementary work surfaces over, incorporating a stainless steel sink unit with mixer tap and drainer. Includes space and plumbing for a washing machine, space for an electric cooker with extractor hood over, and a useful central island with storage beneath.

Finished with splashback tiling, textured and coved ceiling with ceiling light points, TV aerial socket, and ample room for a breakfast or dining table. Double glazed UPVC windows to the front elevation provide plenty of light.

## Study/Utility Room

Currently used as an office but offering flexible potential as a utility room or hobby space. Includes a double glazed UPVC window with side opener and leaded panels to the rear elevation and a single panel radiator.

## Cloakroom

Fitted with a low flush WC and wash hand basin set within a vanity unit. Finished with tiled walls to dado height, a frosted double glazed UPVC window with leaded detailing and top opener to the front elevation, a central ceiling light, and a single panel radiator.

## Bedroom One

A generous double bedroom overlooking the rear garden, featuring a double glazed UPVC window with leaded detailing, double panel radiator, and ample space for a large double or king-size bed with wardrobes.

## Bedroom Two

Another spacious double bedroom with room for a double bed and additional furniture. Includes a double glazed UPVC window with side openers and leaded panels to the front elevation, and a single panel radiator.

## Bedroom Three

A good-sized third bedroom with a double glazed UPVC window (side opener and leaded panelling) to the side elevation and a single panel radiator.

## Family Bathroom

Fitted with a four-piece suite comprising a panelled bath with mixer tap, double shower cubicle with electric shower, low flush WC, and wash hand basin. Finished with fully tiled walls, coved and textured ceiling, extractor fan, central ceiling light, frosted double glazed UPVC window with top opener to the side elevation, and a single panel radiator.

## Outside

A sliding patio door from the lounge opens onto a large paved patio area, perfect for outdoor dining and entertaining. Beyond is a generous lawned garden bordered by mature shrubs, hedges, and trees. To the side, there is an additional area currently overgrown but offering potential to create a secluded suntrap or possible extension space (subject to consent). A further paved section connects

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to the driveway, offering space for additional parking or alfresco dining. There is also a wooden shed for storage. The sweeping tarmac driveway provides ample off-road parking and leads to a double garage with electric up-and-over door, power, and lighting.

#### Council Tax Band

F

#### Would you like to arrange a viewing?

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

#### 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.

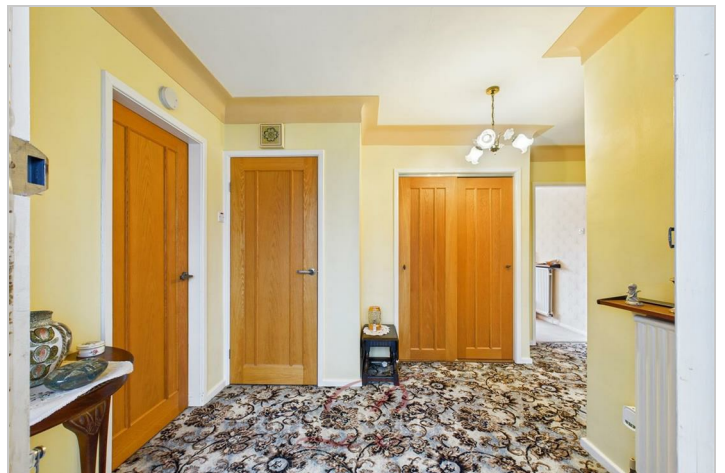
#### Our Opening Hours

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

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

#### Services

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.



## Road Map



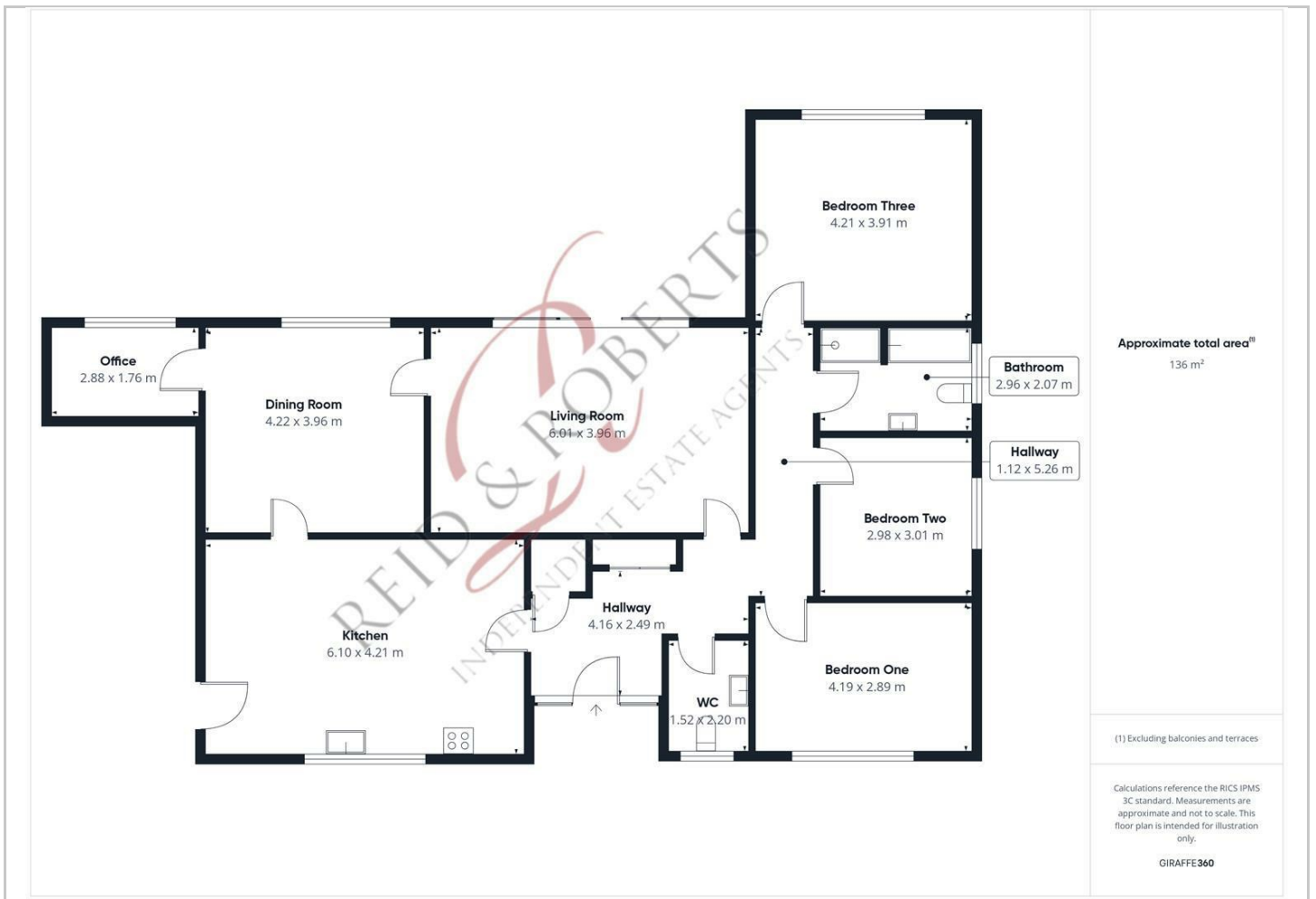
## Hybrid Map



## 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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