REID & ROBERTS

INDEPENDENT ESTATE AGENTS

Woodland Road

Mold, CH7 1UW

£380,000

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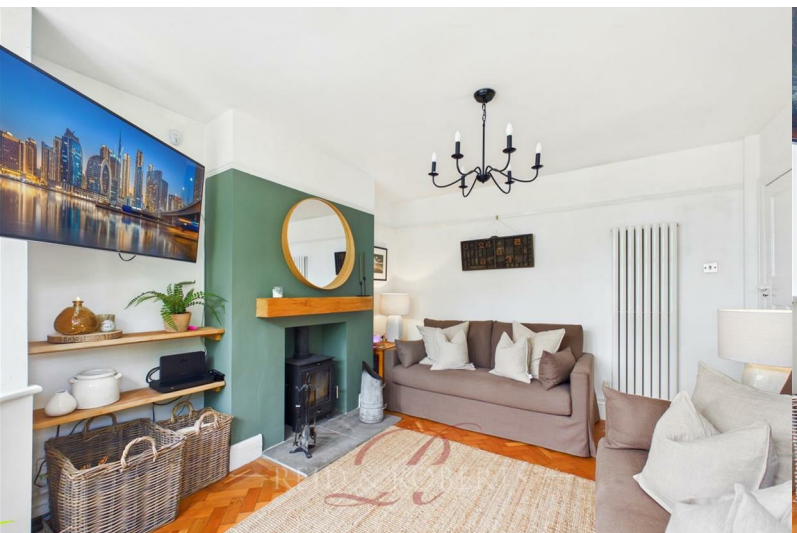

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Property Summary

Reid & Roberts Independent Estate Agents are delighted to present this exceptional detached dormer bungalow, occupying an enviable position within one of Mold's most sought-after residential locations and enjoying breathtaking panoramic views across open countryside.

Immaculately maintained and beautifully presented throughout, this outstanding home offers a rare combination of character, quality and versatility. The accommodation briefly comprises a welcoming reception hallway, stunning bay-fronted lounge with multi-fuel stove, versatile second reception room/ground floor bedroom, contemporary family bathroom, elegant dining room with garden access, magnificent farmhouse-style kitchen/dining room, utility room and rear boot room.

To the first floor are two generous double bedrooms, including an impressive principal suite with extensive fitted storage and stylish en-suite shower room.

Externally, the property is equally impressive, approached via a substantial driveway providing off-road parking for multiple vehicles and leading to a detached garage and carport. Beautifully maintained gardens surround the property, offering a high degree of privacy, attractive outdoor entertaining space and stunning views over the surrounding countryside.

Perfectly positioned within easy reach of Mold town centre, excellent schools, local amenities and major commuter links to Chester, Wrexham and the North Wales coast, this truly remarkable home offers an exceptional lifestyle opportunity.

A rare chance to acquire a property of this calibre in such a desirable location. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

Accommodation Comprises

Approached via a substantial paved driveway providing off-road parking for at least six vehicles, the property immediately creates a lasting first impression. Timber steps lead to the property, whilst an exposed brick entrance porch with elegant archway provides a charming welcome into the home.

Entrance Hallway

Stepping inside, you are greeted by a welcoming reception hallway which immediately showcases the character and warmth found throughout the property. Featuring beautiful flooring, picture rails, a tall contemporary radiator and a dedicated seating area, this space provides an elegant introduction to the accommodation beyond.

Ground Floor Third Bedroom

A generous ground-floor double bedroom. Mirroring the elegance of the main lounge, the room benefits from a beautiful bay window overlooking the front elevation and surrounding countryside, whilst the continuation of the parquet flooring, picture rails, central ceiling light point and contemporary radiator creates a cohesive and sophisticated feel.

Lounge

The principal lounge is a truly stunning reception room, beautifully centred around a feature multi-fuel burning stove positioned upon a slate hearth and complemented by an impressive timber beam mantle above.

A magnificent UPVC double glazed bay window to the front elevation frames the spectacular countryside views and floods the room with natural light throughout the day. The room retains an abundance of character through its attractive parquet flooring, believed to be original, decorative picture rails and charming period-style internal doors. A contemporary vertical radiator provides a stylish modern touch whilst preserving the room's timeless appeal.

Bathroom

Beautifully appointed and thoughtfully designed, the family bathroom combines contemporary styling with practical family living. Fitted with attractive slate-effect tiled flooring, the suite comprises a panelled bath featuring a waterfall shower head, handheld shower attachment and mixer taps.

A stylish wash hand basin is set within a vanity unit with mixer tap over, whilst a modern wall-mounted LED illuminated mirror enhances the luxurious feel. Additional features include a chrome heated towel rail, low-level WC, attractive splashback tiling, central ceiling light point and a UPVC double glazed frosted window to the side elevation providing both privacy and natural light.

Second Living Room

A beautifully appointed additional reception room, currently utilised as a cosy snug and family room, providing the perfect space to relax and unwind. Rich in character, the room is centred around an original period fireplace with a decorative wooden surround, tiled insert and hearth, creating a charming focal point within the room.

The beautiful parquet flooring continues seamlessly into this space and is complemented by picture rails, a contemporary radiator and an abundance of natural light. UPVC double glazed patio doors provide direct access to the rear garden, accompanied by additional windows to both the side and above, creating a bright and inviting atmosphere throughout the day.

Offering excellent versatility, the room could equally serve as a formal dining room, home office, playroom or additional sitting room, depending on individual requirements.

Kitchen-Diner

Undoubtedly the heart of the home, the magnificent farmhouse-inspired kitchen and dining area has been beautifully designed to offer both exceptional practicality and timeless country-style elegance.

Fitted with an extensive range of wall, base and drawer units, the kitchen provides an abundance of storage alongside a comprehensive range of integrated appliances including a full-height fridge freezer, dishwasher, wine fridge, wine rack and spacious larder cupboard.

Beautiful solid wooden work surfaces complement the cabinetry perfectly and incorporate a stainless steel sink unit with matching drainer and mixer tap. Further features include attractive splashback tiling, USB charging points, ample power sockets, an integrated induction hob, Beko electric oven and stainless steel extractor hood.

Natural light pours into the room through multiple UPVC double glazed windows positioned to the side and rear elevations, all fitted with Venetian blinds and enjoying delightful views over the gardens. Charming open shelving provides both practicality and visual appeal, enhancing the room's farmhouse aesthetic.

The attractive slate-effect tiled flooring continues throughout, whilst the generous proportions comfortably accommodate a substantial family dining table, making this the perfect social hub for everyday living, family gatherings and entertaining alike. A double panel radiator and central ceiling light point complete this exceptional space.

Rear Porch

The adjoining rear porch offers excellent flexibility and would make an ideal boot room, cloak area or informal seating space. Benefiting from UPVC double glazed windows to the side and rear elevations and a UPVC door providing direct access to the rear garden, this useful area is perfectly suited to modern family life.

Utility Room

Accessed via a step down from the kitchen, the utility room provides valuable additional workspace and storage. Fitted with granite-effect work surfaces, shelving and plumbing for both a washing machine and tumble dryer, this practical area helps keep the main kitchen beautifully organised. A central ceiling light point completes the room.

First Floor Accommodation

Landing

A staircase rises to the first-floor accommodation where the property's charming dormer design creates characterful sloping ceilings and useful access to additional storage within the eaves.

Principle Bedroom

The impressive principal bedroom enjoys a peaceful position overlooking the rear garden and offers excellent proportions throughout. Characterful dormer ceilings add charm and individuality, whilst a UPVC double glazed window fitted with Venetian blinds enjoys attractive garden views.

The room benefits from a double panel radiator, central ceiling light point and extensive integrated storage incorporating hanging rails and shelving, providing excellent practicality without compromising floor space.

En-suite
The principal bedroom is served by a stylish en-suite shower room featuring tiled flooring and a contemporary shower enclosure with sliding glazed doors, mains-fed shower and handheld attachment.

The suite also comprises a wash hand basin with mixer tap, low-level WC, chrome heated towel rail, extractor fan, wall tiling and central ceiling light point, creating a modern and comfortable private bathroom.

Second Bedroom
A further generous double bedroom enjoying excellent natural light through UPVC double glazed windows to both the side and rear elevations, complete with fitted Venetian blinds.

The room benefits from a contemporary radiator, central ceiling light point and valuable eaves storage, making it ideal as a guest bedroom, children's room, dressing room or home office.

External
The external space is every bit as impressive as the accommodation within. The property occupies a generous and private plot with beautifully maintained gardens and outstanding countryside views.

Front Garden
To the front, expansive driveway parking accommodates at least six vehicles and leads to the detached garage and carport. Mature shrubs, established planting and lawned gardens create a private and welcoming approach, whilst attractive timber steps enhance the property's kerb appeal.

Rear Garden
The rear garden provides a wonderful extension of the living accommodation and can be appreciated from numerous rooms throughout the home. Offering privacy, tranquillity and attractive outlooks, it provides the perfect environment for outdoor dining, entertaining or simply relaxing whilst enjoying the peaceful surroundings.

Garage
A detached garage and adjoining carport provide excellent storage, workshop potential and secure parking, complemented by extensive driveway parking for multiple vehicles.

Council Tax Band E

EPC Rating F

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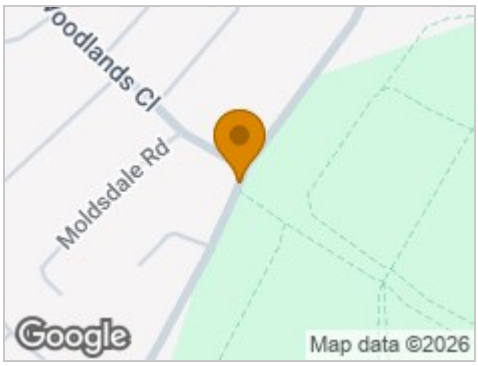
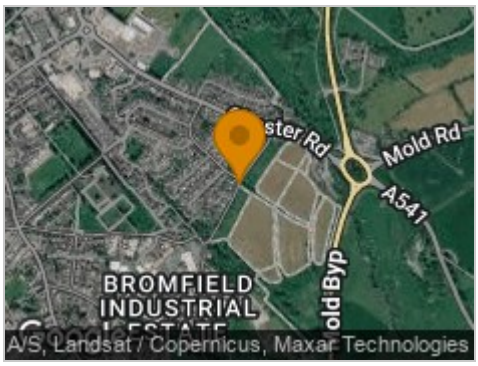
Tenure Information
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

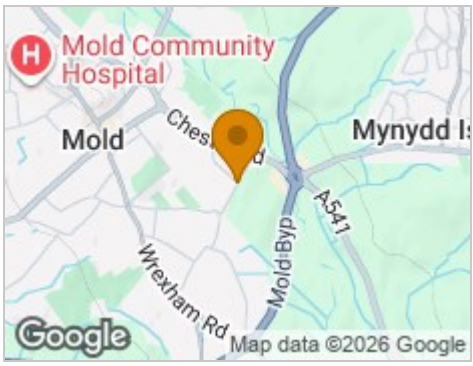
Road Map



Hybrid Map



Terrain Map

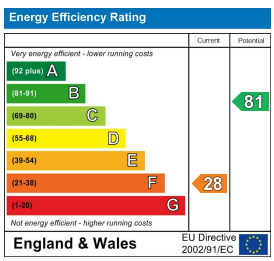


Floor Plan

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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