



## 1 Birch Court

Leeswood, Mold, CH7 4UF

Offers Around £200,000



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## Accommodation Comprises

### Entrance Porch

Accessed via a UPVC double glazed front door with full length frosted decorative inset, the entrance porch features a textured ceiling, ceiling light point, and built-in storage cupboard. Frosted UPVC double glazed windows to the side elevation provide additional natural light.

### Lounge

A bright and spacious main reception room with wood effect laminate flooring, coving to a textured ceiling, and dual panel radiators. The room is complete with TV and telephone points, two central ceiling light points, and a large UPVC double glazed window with side openers. Stairs rise from here to the first floor accommodation.

### Kitchen

Located at the rear of the property, the kitchen is fitted with tile flooring and granite effect worktops. A comprehensive range of wall, base, and drawer units provides ample storage. Features include a Beko electric oven with induction hob and splashback tiling, stainless steel one and a half sink with mixer tap and drainer, and spaces for a freestanding fridge freezer, washing machine, dishwasher, and dryer. The room benefits from a UPVC double glazed window to the rear elevation, a double panel radiator, and houses the Ideal boiler in a built in cupboard. Under stairs storage provides access to the thermostat controls.

### Dining Room

Flowing from the kitchen, the dining room is ideal for family meals and entertaining, with wood effect laminate flooring and tiled walls to dado rail height. A panel radiator and central ceiling light point complete the space, along with a UPVC double glazed window to the rear elevation and a UPVC double glazed door with frosted inset leading directly out to the rear garden.

### Reception Room / Fifth Bedroom

This versatile ground floor room can function as a double bedroom, second sitting room, or study. It includes ceiling light points, a panel radiator, and dual aspect UPVC double glazed windows to both the front and side elevations.

### Stairs Rise to First Floor Accommodation

### Landing

A well lit landing area with central ceiling light, loft access, and doors leading to all first floor rooms.

### Principle Bedroom

A spacious front facing double bedroom featuring a ceiling fan with central light, UPVC double glazed window, and a double panel radiator. The room benefits from a private ensuite.

### En Suite

A private ensuite comprising a modern three piece suite with a power shower in a multi nozzle cubicle, floating wash hand basin, and low flush WC. The room is fully tiled with recessed spotlights and a frosted UPVC double glazed window to the side elevation.

### Bedroom Two

A good sized double room to the front of the property, featuring wood effect laminate flooring, UPVC double glazed window with side openers, panel radiator, and ceiling light point.

### Bedroom Three

A double bedroom positioned at the rear, with central ceiling light point, textured walls, double panel radiator, and a UPVC double glazed window with side opener.

### Bedroom Four

Also at the rear, this fourth double bedroom features a central ceiling light, panel radiator, and a UPVC double glazed window overlooking the garden.

### Office / Nursey or Dressing Room

A flexible space ideal for use as a dressing room, nursery, or home office. Features include a central ceiling light point, panel radiator, UPVC double glazed window to the front elevation, and over stairs storage cupboard with shelving.

### Family Bathroom

The main bathroom is equipped with tile effect vinyl flooring, wood panelling to dado height, and tiling to splash areas. Fitted with a panelled bath with electric shower over, vanity mounted wash hand basin, and low level WC. Additional features include a frosted UPVC double glazed window to the rear, panel radiator, textured ceiling, and an airing cupboard housing the water tank with built in shelving.

### Garden to the Front

One of the standout features of this property is its exceptional outdoor space, offering both practicality and lifestyle appeal. To the front, an extensive block paved driveway provides off road parking for approximately six vehicles, making it ideal for larger families or those needing extra space for visitors. The driveway leads directly to a detached double garage, which benefits from two separate up and over doors and full electricity supply perfect for secure parking,

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workshop use, or additional storage. The block paving continues along the side of the property through secure gated access, leading to the rear garden, making the space highly functional while enhancing the aesthetic.

#### Garden to the Rear

To the rear, you'll find a beautifully maintained, sun drenched garden. A large paved patio area provides the perfect setting for alfresco dining, BBQs, and entertaining, while the generous main lawn is ideal for children to play or for creating your own outdoor oasis. The garden is fully enclosed with a mix of brick wall and timber fencing, offering excellent privacy and security.

This outdoor area perfectly complements the interior and provides a wonderful space for family life, relaxation, and entertaining.

#### EPC Rating TBC

#### Council Tax Band C

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

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#### 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

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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

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#### Services

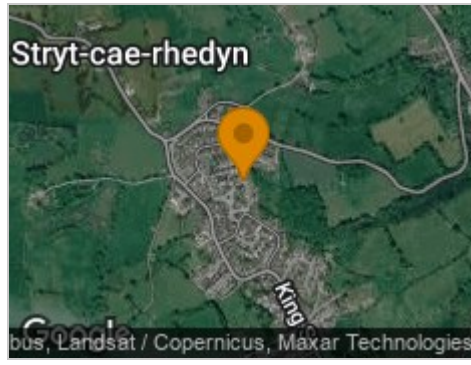
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## Road Map



## 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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