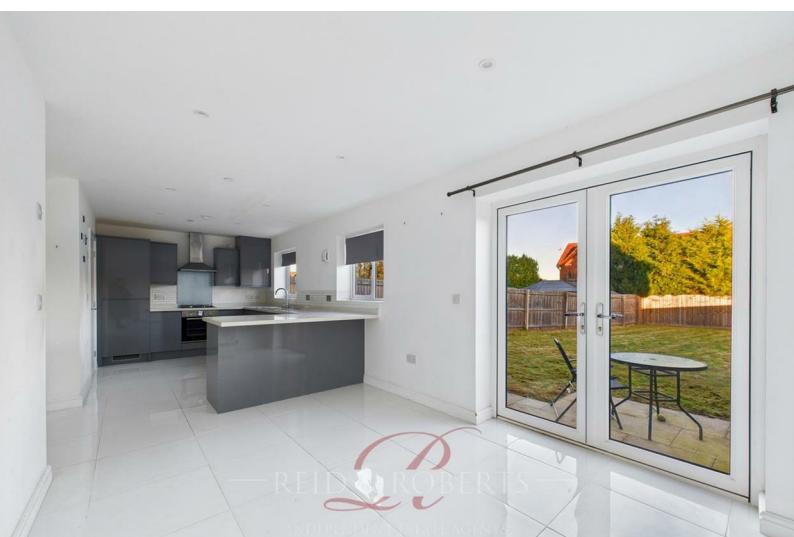




## 6 Broad Oak View

Northop, Mold, CH7 6EP

£335,000



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## Accommodation Comprises

### Entrance Hallway

The property opens into a bright and spacious reception hall that creates an immediate sense of welcome and connects seamlessly to the main ground floor rooms. From here, you have access to the kitchen straight ahead, the garage to one side, and the lounge to the other, along with stairs rising to the first floor. The hall provides useful access to storage beneath the staircase and sets the tone for the generous proportions found throughout the home.

### Lounge

Positioned at the front of the property, the lounge is a comfortable, well-sized living area designed for relaxation and everyday family enjoyment. A feature media wall forms the focal point of the room, offering space for a television and additional decorative shelving. The bay window draws in natural light and enhances the sense of space, making this an ideal room for cosy evenings, entertaining or simply unwinding.

### Open-Plan Kitchen, Breakfast & Dining Area

The heart of the home is the impressive open-plan kitchen and dining space, ideal for modern living and entertaining. The room offers a stylish range of high-gloss grey units complemented by granite worktops, integrated appliances including oven, gas hob, fridge-freezer, washing machine and slimline dishwasher, and a built-in breakfast bar with seating space. The area opens beautifully into a flexible dining or social space, perfect for hosting, relaxing, or creating a family hub. French doors lead directly out to the rear garden, allowing the indoors and outdoors to connect effortlessly.

### Downstairs WC

Conveniently located off the kitchen, the downstairs cloakroom offers a modern fitted suite with vanity storage and a frosted window for privacy—ideal for visiting guests and busy households.

### Garage

The integral garage can be accessed directly from the hallway and features power, lighting and an up-and-over door. It provides excellent storage options and potential for conversion if additional living space is ever desired.

### First Floor Accommodation

#### Landing

A generous landing area connects all bedrooms and the family bathroom. It includes an airing cupboard with fitted shelving and a loft hatch offering further storage opportunities.

### Bedroom One with En-Suite

Situated at the front of the property and enjoying pleasant countryside views, the main bedroom is a lovely light-filled double room with ample space for furniture. It benefits from its own en-suite shower room fitted with a modern suite including a rainfall shower, creating a private and comfortable retreat.

### Bedroom Two with En-Suite

This impressive second bedroom runs the full length of one side of the house, offering exceptional space that could easily rival the main bedroom. Although slightly narrower, it is significantly longer, making it ideal as a main or guest suite. It features a private en-suite with a fully tiled shower enclosure and electric shower.

### Bedroom Three

A well-proportioned double bedroom located at the rear, this room overlooks the garden and offers a peaceful setting. It's perfectly suited as a guest room, teenager's bedroom or additional family space.

### Bedroom Four

Positioned at the front of the property, this room is more compact but ideal as a home office, nursery, hobby room or single bedroom if required. It provides flexibility depending on the buyer's needs.

### Family Bathroom

The main bathroom offers a three-piece suite including a panelled bath, modern wash basin and WC, with part-tiled walls and a heated towel rail. A frosted window ensures privacy while still allowing natural light into the space.

### Outside

#### Rear Garden

The rear garden is a generous, long outdoor space offering huge potential as a family garden or landscaped haven. Currently a blank canvas, it features a paved patio area directly outside the kitchen—perfect for outdoor dining or seating—and a mainly laid-to-lawn area ready for planting, play equipment or decorative borders. It is enclosed by wood-panel fencing for privacy.

#### Front & Parking

To the front, the property offers a spacious hardstanding driveway with parking for approximately four vehicles, shared lawn area, and attractive views. The setting provides a welcoming approach while ensuring practical parking for families or visitors.

#### Council Tax - E

Tel: 01352 700070

## EPC Rating - B

## VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

## MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## INDEPENDENT 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. For more information call 01352 711170.

## LOANS

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

## WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

## MONEY LAUNDERING REGULATIONS

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.

## MISDESCRIPTION ACT

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.

## SERVICES

The Agents have not tested or will not test 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



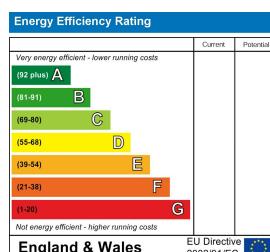
## Floor Plan



## 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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