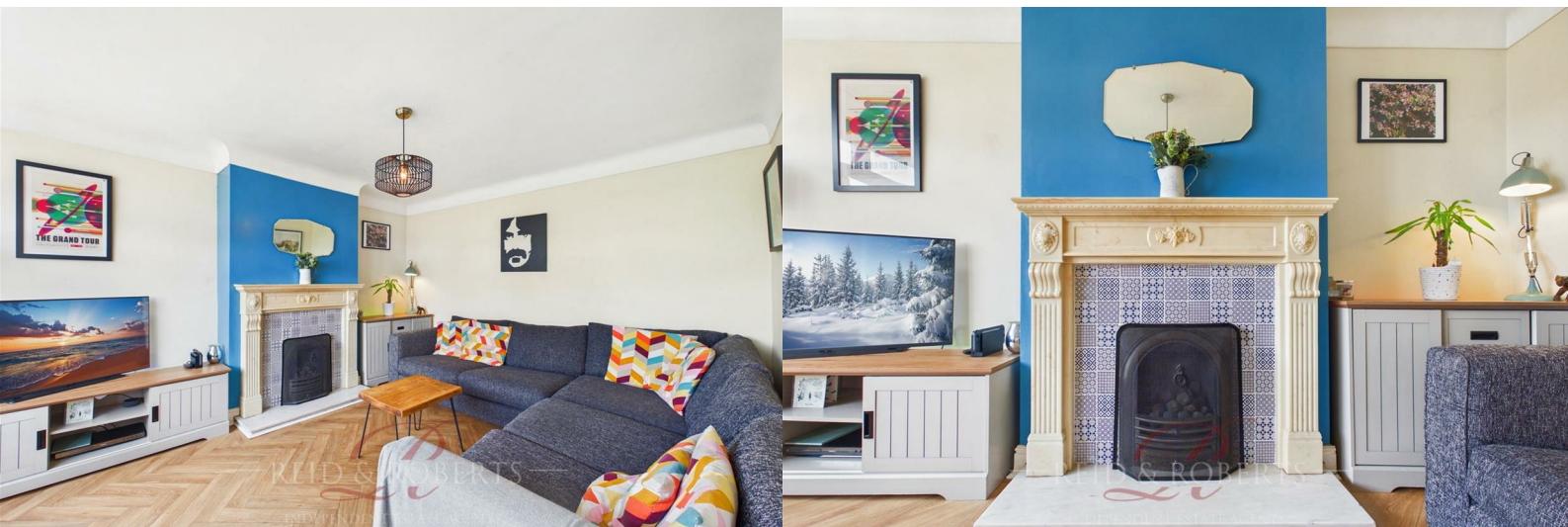




## 6 Evansleigh Drive

Sandycroft, Deeside, CH5 2PG

£205,000



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### Property Description

Reid & Roberts Estate and Letting Agents are delighted to present to the market this beautifully presented and exceptionally well-proportioned three-bedroom semi-detached family home, offering spacious, light-filled accommodation that has been thoughtfully maintained throughout.

Designed with modern family living in mind, this impressive home provides generous room sizes rarely found in similar properties, with three genuine double bedrooms, a superb open-plan kitchen/dining room forming the heart of the home, and a spacious lounge perfect for both relaxing and entertaining. Every room offers a wonderful sense of space, creating a home that is equally suited to growing families, first-time buyers looking for room to grow, or those wishing to upsize.

Further benefits include a convenient ground floor cloakroom, an attached garage with internal access, excellent built-in storage and a beautifully landscaped rear garden, providing the perfect setting for outdoor dining, family time and summer entertaining.

Occupying a convenient location close to highly regarded schools, a range of local amenities and excellent transport links, this fantastic home offers the perfect balance of space, practicality and lifestyle, ready for its next owners to move straight in and enjoy from day one.

### Accommodation Comprises

To the front, the property enjoys an attractive approach with driveway parking leading directly to the attached single garage. A pathway leads to the main entrance, whilst a useful covered side passage provides convenient access to the rear garden together with additional sheltered storage.

### Entrance Hallway

The property is approached via a UPVC double glazed entrance door with frosted glazed insert, opening into a bright and welcoming entrance hallway. Stairs rise to the first floor whilst a useful under-stairs storage cupboard provides excellent space for coats, shoes and household essentials. The hallway is completed by a radiator and ceiling light point, creating an inviting first impression.

### Lounge

Located to the front of the property, the spacious lounge enjoys an abundance of natural light from a large UPVC double glazed window overlooking the front elevation. An attractive fireplace provides an appealing focal point, creating a warm and comfortable setting for everyday family living. The generous proportions easily accommodate a range of furniture and make this an ideal room for both relaxing and entertaining. Finished with a radiator and central ceiling light point.

### Open Plan Kitchen/Dining Room

Undoubtedly the heart of the home, the impressive open-plan kitchen and dining room has been designed with modern family living in mind, offering an excellent balance of practicality and sociable open space.

The kitchen is fitted with a comprehensive range of wall, drawer and base units complemented by work surfaces incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven with extractor canopy above, whilst further features include a built-in refrigerator, wine rack and plumbing for both a washing machine and dishwasher.

Flowing seamlessly into the dining area, there is ample space for a large family dining table, making it the perfect setting for everyday meals, homework, family gatherings and entertaining guests. UPVC double glazed French doors open directly onto the rear patio, allowing natural light to flood the room and creating an effortless connection between the indoor and outdoor living spaces during the warmer months.

A further UPVC door provides additional access to the side of the property, whilst an internal door leads directly into the attached garage.

### Cloakroom

Conveniently positioned off the kitchen, the cloakroom is fitted with a contemporary low-level WC incorporating an integrated wash hand basin. A frosted UPVC double glazed window provides natural light whilst maintaining privacy, complemented by a ceiling light point.

### First Floor Landing

The staircase rises to a spacious first-floor landing providing access to all three bedrooms, the family

bathroom and loft space. A useful built-in airing cupboard houses the Glow-worm gas central heating boiler and provides additional storage. A frosted UPVC double glazed window allows natural light into the landing, creating a bright and airy feel.

### Bedroom One

A generously proportioned principal bedroom situated to the front elevation, offering an excellent amount of floor space together with fitted wardrobes providing practical storage. A large UPVC double glazed window allows natural light to fill the room, whilst a radiator and ceiling light point complete this comfortable and spacious bedroom.

### Bedroom Two

Positioned to the rear of the property, the second bedroom is another excellent-sized double overlooking the rear garden. Benefitting from fitted wardrobes, the room offers ample space for a double bed and additional furniture, making it ideal for family members or guests. Finished with a UPVC double glazed window, radiator and ceiling light point.

### Bedroom Three

Unlike many homes of this style, the third bedroom is a genuine double room, offering exceptional versatility to suit a variety of individual requirements. Whether utilised as a child's bedroom, guest room, home office or hobby room, the generous proportions provide flexibility as family needs evolve. Enjoying pleasant views over the rear garden, the room also benefits from a radiator and ceiling light point.

### Family Bathroom

The family bathroom is fitted with a three-piece suite comprising a panelled bath with electric shower positioned above, pedestal wash hand basin and low-level WC. Complemented by tiled splashbacks, a heated towel rail and a frosted UPVC double glazed window, the room provides a bright and functional space designed for everyday family use.

### Outside

To the front, the property enjoys an attractive approach with driveway parking leading directly to the attached single garage. A pathway leads to the main entrance, whilst a useful covered side passage provides convenient access to the rear garden together with additional sheltered storage.

The rear garden has been thoughtfully landscaped to create a wonderful outdoor space for both relaxation and entertaining. Immediately adjoining the French doors is an attractive slate patio providing the perfect setting for outdoor dining and summer barbecues.

Beyond, a generous lawn is bordered by mature shrubs and established planting, leading to a gravelled seating area ideal for enjoying the sunshine throughout the day. Fully enclosed by timber fencing, the garden offers a safe environment for children and pets while providing a good degree of privacy.

Beautifully maintained throughout, the outdoor space complements the accommodation perfectly and offers an ideal extension of the family living space during the warmer months.

### Garage

The attached garage benefits from an up-and-over door and offers excellent versatility for secure parking, storage or workshop space. Internal access from the kitchen further enhances the practicality of the home.

### EPC Rating C

### Council Tax Band C

### 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

Tel: 01352 700070

### 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

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.

### 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

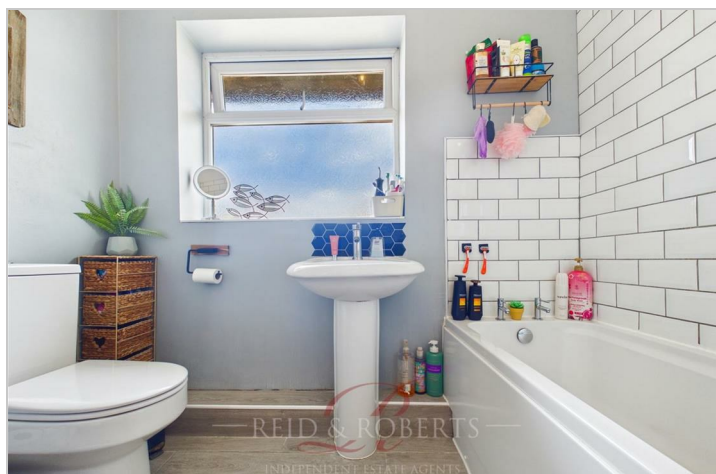
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

### Tenure Information

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

### 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.



Road Map



Hybrid Map



Terrain Map



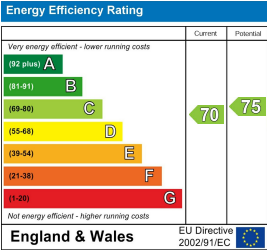
Floor Plan



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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