REID & ROBERTS

INDEPENDENT ESTATE AGENTS



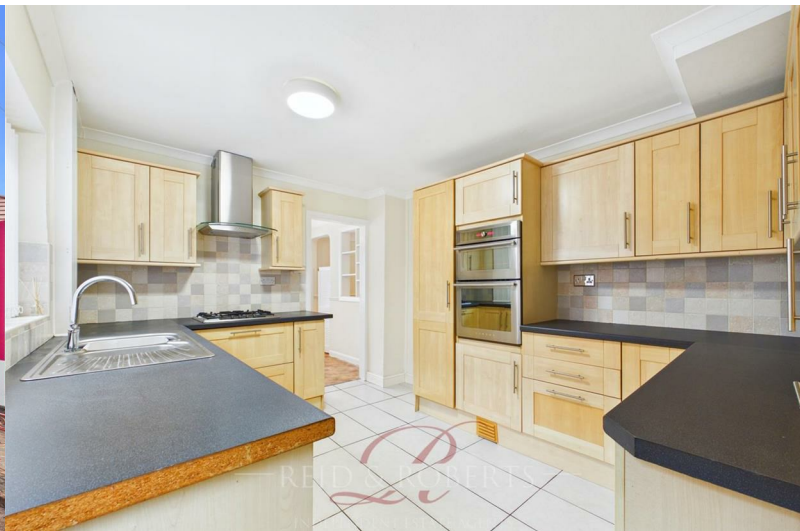
22 Grosvenor Road

Shotton, Deeside, CH5 1NU

Offers In The Region Of £240,000

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Property Description

Reid & Roberts are delighted to present this spacious and versatile two bedroom dormer bungalow to the market, situated along Grosvenor Road in the popular residential area of Shotton, Deeside. Freshly decorated throughout and benefiting from a newly installed boiler, this well presented property offers generously proportioned accommodation, multiple reception rooms, two bathrooms, a detached garage and a beautifully private rear garden, making it ideal for those seeking a flexible and comfortable home.

The accommodation comprises a welcoming entrance hallway, a spacious principal lounge featuring a charming coal effect fireplace, a separate dining room and a fitted kitchen with integrated appliances. A further reception room provides additional versatility, with patio doors opening directly onto the rear garden. A particularly attractive feature is the generous ground floor bedroom, which opens into a wonderful conservatory style area. Flooded with natural light through extensive glazing and overlooking the private rear garden, this delightful space offers the perfect opportunity to create a peaceful bedroom sitting area or dressing space. A modern three piece bathroom completes the ground floor accommodation. The upstairs accommodation continues to impress with an exceptionally spacious bedroom featuring an attractive vaulted ceiling, Velux style windows and extensive built in eaves storage. A separate shower room and a generously sized storage room housing the newly installed gas combination boiler along with radiators complete the accommodation.

Externally, the property benefits from an extensive brick paved driveway, accessed through decorative wrought iron gates, providing parking for approximately five vehicles and leading to a detached garage. The beautifully private rear garden offers a peaceful outdoor retreat, enjoying an excellent degree of seclusion.

Important Notice

Please note that the property is currently offered without carpets, allowing prospective purchasers the freedom to choose their own flooring to suit their personal taste and any plans they may have to reconfigure the accommodation. For illustrative purposes, the photographs of the lounge and ground floor reception room have been digitally enhanced using AI to show how these rooms could look with carpets fitted. These images are intended as a visual guide only and do not represent the property's current condition.

Accommodation Comprises

The property is approached via an extensive brick paved driveway, accessed through decorative double wrought iron gates, providing ample off road parking and leading to the detached garage. A separate wrought iron pedestrian gate opens onto a paved pathway leading to the main entrance, where a UPVC double glazed door with an attractive frosted decorative inset provides access into the property.

Entrance Hallway

A welcoming entrance hallway featuring vinyl tile effect flooring, a UPVC double glazed frosted window with top opener to the side elevation, double panel radiator, wall mounted EPH Controls thermostat, smoke alarm and two ceiling light points. Doors provide access to the principal ground floor accommodation.

Lounge

A generously proportioned reception room, providing a comfortable and welcoming space for everyday living. A charming, brand new coal effect gas fire with slate hearth creates an attractive focal point, complemented by decorative dado rail, coving and textured ceiling. Additional features include a central ceiling light point, two wall light points and a double panel radiator. A UPVC double glazed window to the front elevation, complete with two top openers and fitted blinds, allows natural light to fill the room. An attractive recessed opening with integrated display shelving provides a distinctive feature, creating a visual connection with the adjoining reception room whilst maintaining a sense of separation between the spaces.

Dining Room

A lovely and versatile dining room, offering a welcoming setting for family meals and entertaining guests. The room benefits from attractive vinyl flooring, decorative dado rail, coving and a central ceiling light point, whilst a double panel radiator provides warmth. A UPVC double glazed window to the front elevation, complete with two top openers and fitted blinds, allows natural light to fill the space. A useful built in cupboard houses the gas and electricity meters, whilst the room offers ample space for a dining table and additional furniture, creating a comfortable and inviting area for both everyday dining and special occasions.

Kitchen

A fitted kitchen comprising a range of wall, base and drawer units with granite effect work surfaces over, complemented by decorative glazed display cupboards. A stainless steel one and a half bowl sink with matching drainer and mixer tap sits beneath a UPVC double glazed window to the side elevation.

Integrated appliances include a Neff gas hob, eye level oven and slimline Baumatic dishwasher, whilst additional space and plumbing are provided for a washing machine and freestanding fridge freezer. A tall larder cupboard offers useful additional storage.

Further features include tiled flooring, tiled splashbacks, decorative coving, textured ceiling and a central ceiling light point. A UPVC door with frosted glazed inset provides convenient access to the driveway, detached garage and garden.

Ground Floor Bedroom

A wonderfully spacious and versatile bedroom, offering an impressive amount of space for bedroom furniture whilst providing the opportunity to create a beautifully appointed principal bedroom suite. Featuring attractive laminate wood effect flooring, decorative coving, a textured ceiling with central ceiling light point and ornamental ceiling rose, together with a double panel radiator. A generous open archway leads through to an adjoining conservatory style area, creating a lovely sense of openness whilst allowing the two spaces to retain their own individual character.

The adjoining conservatory style area is a particularly charming feature of this bedroom, enjoying an abundance of natural light through extensive UPVC double glazed windows to the rear and side elevations, complemented by a fully glazed roof. Overlooking the beautifully private rear garden, this delightful space provides the perfect opportunity to create a peaceful bedroom sitting area, dressing space or reading retreat, where you can relax and enjoy the lovely garden outlook. Additional features include top opening windows, wall mounted lighting and a ceiling light with integrated fan. The combination of generous proportions, natural light and garden views creates a truly inviting and individual bedroom space.

Ground Floor Bathroom

A beautifully presented, three piece bathroom suite comprising a panelled bath with mixer tap, handheld shower attachment and separate electric shower, a wash hand basin with mixer tap and a low flush WC. The room benefits from fully tiled walls, a chrome heated towel rail, decorative coving, textured ceiling and central ceiling light point. A frosted UPVC double glazed window with top opener to the rear elevation provides natural light.

Study

A wonderfully adaptable reception room, suitable for a variety of uses including a home office or additional sitting room. Featuring UPVC double glazed patio doors opening directly onto the rear garden, decorative dado rail, coving, textured ceiling and smoke alarm. A useful understairs storage cupboard benefits from its own light point, whilst a staircase rises to the first floor accommodation.

First Floor Comprises

The staircase rises from the additional ground floor reception room to the first floor accommodation.

Landing

Accessed via the staircase from the ground floor, providing access to the first floor rooms.

Bedroom Two

An exceptionally spacious and beautifully presented bedroom, occupying the first floor and offering an impressive sense of space with its attractive vaulted ceiling and charming character features. The room is flooded with natural light courtesy of two Velux style roof windows and a further double glazed window to the far elevation, creating a wonderfully bright and airy atmosphere.

The bedroom benefits from attractive wood effect flooring, recessed ceiling spotlights and a radiator positioned beneath the window. Cleverly designed to maximise the available space, the room features a range of built in storage solutions, including fitted drawer units recessed into the eaves and additional timber fronted storage cupboards along both sides of the room. The generous proportions provide ample space for bedroom furniture whilst retaining a lovely open feel, making this a particularly impressive and inviting bedroom.

Shower Room
A beautifully presented shower room, thoughtfully designed to make excellent use of the available space beneath the sloping ceiling. Fitted with a modern three piece suite comprising a fully enclosed shower cubicle with glazed sliding doors and wall mounted shower attachment, a wall mounted wash hand basin with chrome mixer tap and a low flush WC. The room benefits from attractive white wall tiling with contrasting decorative border detailing, complemented by patterned vinyl flooring. Additional features include a chrome heated towel rail, wall mounted towel shelf and a double glazed window providing natural light and ventilation. A useful built in storage cupboard with double doors provides additional practicality, completing this bright and well appointed shower room.

Storage
A generously sized and practical storage room, offering an excellent amount of additional space beneath the pitched roof. Featuring wood effect flooring, exposed brickwork to the far wall and a central strip light providing illumination throughout. The room also houses the wall mounted gas combination boiler, with associated pipework neatly positioned along the rear wall. With its spacious layout and useful proportions, this area provides an ideal solution for storing household belongings, seasonal items and other essentials, helping to keep the main living accommodation organised and clutter free.

External

Rear Garden
A particularly attractive feature of the property is its beautifully private rear garden, which enjoys an excellent degree of seclusion and is not directly overlooked. The garden provides a peaceful setting for outdoor relaxation and entertaining, whilst the conservatory style sitting area and additional reception room both enjoy a lovely connection with the outside space.

Detached Garage
A detached garage is positioned towards the end of the driveway, offering useful additional parking or storage facilities.

EPC Rating - TBC

Council Tax Band - D

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

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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.

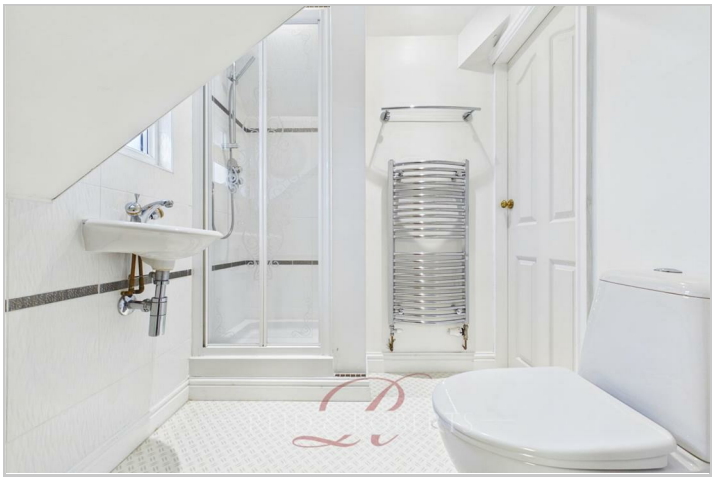
Our Opening Hours
MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

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.









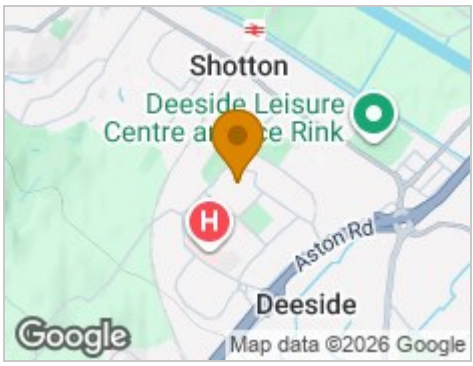
Road Map



Hybrid Map



Terrain Map



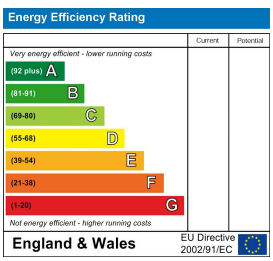
Floor Plan



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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