



## 9 Dinghouse Wood

Buckley, CH7 3DH

Offers Over £450,000



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### Property Description

Reid and Roberts Estate & Letting Agents are delighted to present this impressive and versatile detached family home, situated in a peaceful and highly sought-after area of Buckley, offering spacious accommodation, modern living and a woodland-backed setting.

The property provides flexible split-level accommodation, ideal for family life, featuring multiple reception spaces including a generous main lounge with balcony overlooking the garden, and a stunning open-plan kitchen, dining and breakfast room designed for both everyday living and entertaining. Well-proportioned bedrooms are arranged across both levels, including a spacious main bedroom with en-suite, along with modern bathroom facilities.

Externally, the home boasts a beautifully landscaped rear garden with a variety of patio and seating areas, lawned sections and a covered pergola space, all enjoying excellent privacy and with lovely tree's to the back. To the front, there is an attractive frontage with off-road parking for several vehicles.

Located in a quiet residential area of Buckley, close to local amenities, schools and transport links. A unique and deceptively spacious home offering flexibility, privacy and high-quality presentation throughout.

### Accommodation Comprises

Tarmac driveway leads up to:

#### Covered Entrance & Porch

The property is approached via an impressive, large brick-built covered porch extending to the full height of the house. The entrance features two attractive archways with dwarf brick walls, a tarmac forecourt and slate-tiled steps. Inset spotlighting and a composite front door with double-glazed frosted panels and matching side panels create a striking and welcoming first impression.

#### Reception Hallway

The composite front door opens into a spacious reception hallway finished with high-gloss tiled flooring. Features include a double panel radiator, dado rail, decorative coving, inset spotlights and wall-mounted heating controls. Double doors open into a useful storage cupboard, ideal for coats and shoes, while staircases provide access to both the upper and lower levels.

#### Kitchen / Dining Room

A stunning and expansive open-plan kitchen, breakfast and dining space, created by the current owners and forming the heart of the home. The kitchen houses a comprehensive range of modern wall and base units finished in light grey with gold handles, complemented by marble-effect work surfaces and a composite white sink with matching drainer and mixer tap.

Integrated appliances include a Beko five-ring electric hob with stainless steel extractor hood above, an eye-level electric oven with grill and microwave function, a built-in dishwasher, and a built-in fridge freezer. The kitchen also benefits from deep pan drawers providing excellent storage.

A central island in a contrasting light blue finish features additional drawers and marble-effect worktops, creating a breakfast bar with ample space for bar stools.

Further features include PVC splash backs, high-gloss tiled flooring, and inset spotlights throughout.

Positioned over the sink is a deep bay window with double glazed UPVC windows to the front elevation, allowing plenty of natural light. The kitchen opens seamlessly into the dining area, which offers generous space for a large dining table, continued high-gloss tiled flooring, a central ceiling light, decorative coving, a double panel radiator, and double glazed UPVC windows to the side elevation.

Double glazed UPVC doors lead directly from the dining area onto the front paved patio, making this space ideal for entertaining and indoor-outdoor living.

#### Utility Room

Accessed from the kitchen and fitted with matching units and worktops, plumbing for appliances, loft access and a UPVC door providing external access.

#### First Floor Accommodation

Rising to the first floor, the accommodation comprises the main bedroom with en-suite, a separate W.C., and the main lounge.

#### Main Lounge

An impressive reception room with solid oak flooring, deep coved ceiling, inset spotlights and wall lighting. Features include a wall-mounted electric fireplace and sliding patio doors opening onto a balcony with iron railing overlooking the garden.

#### Additional WC

A separate WC fitted with a two-piece suite, part-tiled walls, radiator, inset spotlights, loft access and a frosted UPVC window.

#### Main Bedroom

A generously sized main bedroom offering ample space for bedroom furniture, with fitted wardrobes and a dressing table. The room enjoys views over the rear garden and woodland beyond, providing excellent privacy.

#### En Suite Bathroom

A substantial four-piece en suite comprising low-flush WC, vanity unit with inset sink, fully tiled double shower cubicle and a freestanding deep bath. Finished with inset spotlights, modern vertical radiator and a UPVC window

#### Lower Hallway

Finished with wood-effect laminate flooring and inset spotlights, the lower hallway benefits from two generous storage cupboards. One offers deep shelving ideal for linens, while the second includes wall-mounted shelving and a built-in desk area, currently utilised as a home office.

#### Bedroom Two

A bright and spacious double bedroom featuring carpeted flooring, central ceiling light and radiator. Built-in wardrobes provide hanging space, while double-glazed UPVC French doors with side panels open directly onto the rear patio and garden.

#### Bedroom Three

Another well-proportioned double bedroom finished in neutral décor, with carpeted flooring, inset spotlights, radiator and a double-glazed UPVC window to the front elevation.

Tel: 01352 700070



### Bedroom Four / Sitting Room

A versatile room currently used as a sitting room but equally suitable as a double bedroom. Features include carpeted flooring, central ceiling light, radiator, telephone point, UPVC window and French doors opening onto the rear garden.

### Family Bathroom

Fitted with a three-piece suite comprising low-flush WC, pedestal wash hand basin and panelled bath with mixer tap and mains shower with glass screen. Additional features include part-tiled walls, tile-effect vinyl flooring, extractor fan, radiator and a frosted UPVC window.

### Outside

#### Garage / Storage Room

During the garage conversion, the space has been sectioned to retain a garage/storage area, perfect for storing bikes, tools or other items. The partition wall could be removed, subject to requirements, to either increase the garage space or to further enlarge the adjoining bedroom, offering flexibility to suit individual needs.

#### Rear Garden

A beautifully landscaped garden with paved patio areas, decorative pathways, lawned sections and a raised patio with oak pergola. The garden enjoys a high degree of privacy, with mature trees forming a natural rear boundary.

#### Front Garden & Parking

To the front, a sloping tarmac driveway provides off-road parking for approximately three to four vehicles, complemented by a paved patio area enclosed by a dwarf brick wall.

#### EPC Rating - C

#### Council Tax Band - F

#### 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.

#### 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

#### 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

#### Loans and Repayments

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

#### 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

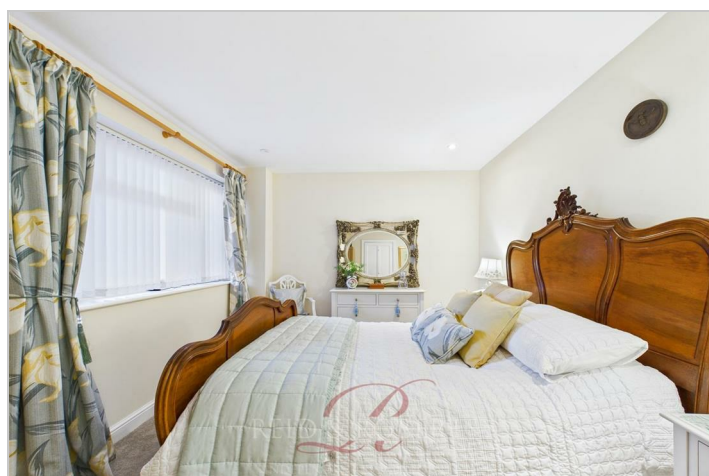
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

#### Services

The Agents have not tested 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.



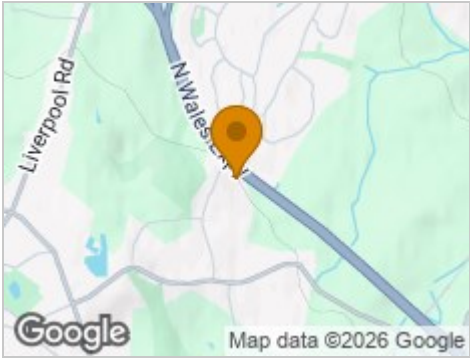
Road Map



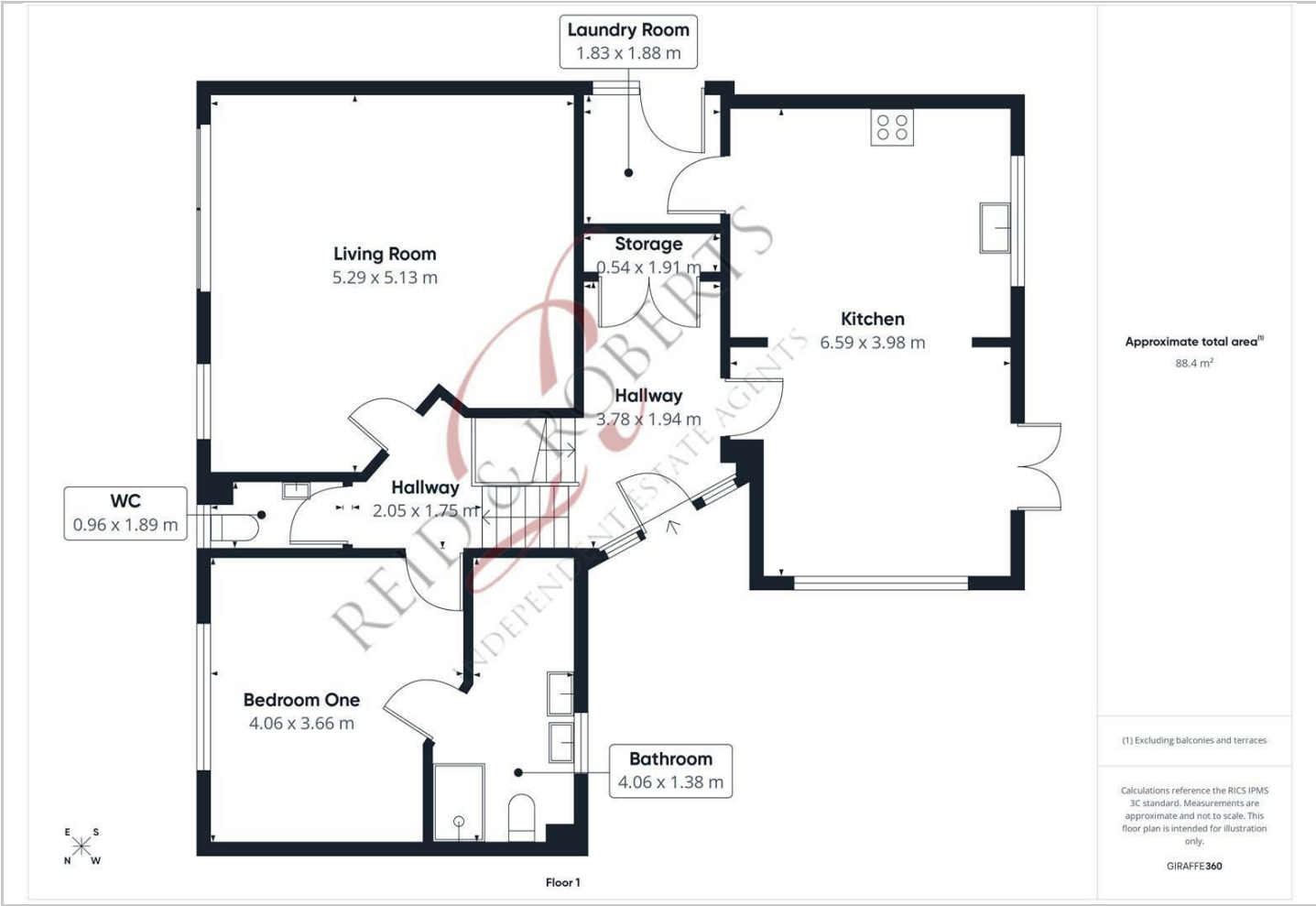
Hybrid Map



Terrain Map



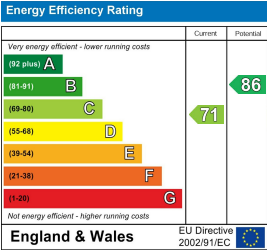
Floor Plan



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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