



## Balundu Padeswood Road North

Buckley, CH7 2JN

Asking Price £350,000



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## Accommodation Comprises

### Reception Hallway

A warm and welcoming entrance with wood flooring, a double panel radiator, and recessed spotlights. A frosted UPVC double-glazed front door with matching side window sets the tone for the stylish interiors ahead, with access leading into all main rooms. A useful storage cupboard with hanging hooks and shelving is also located here.

### Kitchen

Undoubtedly one of the home's biggest highlights, the recently fitted, high-spec kitchen is both stylish and highly functional. Finished in sleek high-gloss cabinetry with soft-closing drawers and two tall larder cupboards, this kitchen features a large central breakfast bar, granite worktops with integrated drainer, and matching splashbacks. Integrated appliances include a fridge/freezer, microwave, eye-level oven and grill, induction hob, dishwasher, and washing machine. There's a wall-mounted Worcester combi boiler neatly housed, vertical radiator, under-counter and plinth lighting, and feature glass-fronted cabinets with built-in spotlights. A UPVC door leads directly out to the garden.

### Lounge

A bright and generous living space, filled with natural light thanks to double aspect windows to the front and side elevations. The room is complete with wood flooring, a stunning granite fireplace with a Stovax wood-burning stove, TV point, central ceiling light, and two additional wall lights creating the perfect setting for cosy evenings or entertaining guests.

### Conservatory

A relaxing retreat overlooking the garden, the conservatory features UPVC double-glazed windows to all sides, a solid tongue-and-groove ceiling, wall lights, a double panel radiator, and sliding patio doors opening out to the patio the ideal spot to enjoy a morning coffee or unwind with a book.

### Bedroom One

A beautifully proportioned room with a large UPVC double-glazed window to the rear, fitted Venetian blinds, a double panel radiator, and textured coved ceilings. The room leads into:

### En Suite

Spacious and luxurious, the en suite includes tiled flooring, a large double shower with mains power, wash basin set within a stylish vanity unit with mirror, shelving, drawers and cupboard space, a low

flush WC, a wall-mounted heated towel rail, recessed spotlights, and a large frosted UPVC window. Additional fitted cupboards offer excellent storage.

### Bedroom Two

A great-sized second double bedroom with a UPVC window to the front, a double panel radiator, and a full wall of fitted wardrobes with both shelving and hanging space. Coved and textured ceilings and central ceiling light complete the room.

### Bedroom Three

Currently used as an office but easily a third bedroom, this versatile room features wood-effect (or solid wood) flooring, a large UPVC double-glazed window to the front and a second to the side, a wall-mounted true flame electric fire, USB sockets, ceiling light point, and a fitted loft ladder giving access to the attic space. The electric and gas meters are neatly housed within a cupboard.

### Bathroom

Modern and well-designed with a three-piece suite comprising a one and a half size bath with power shower and rainfall head, wash basin with mixer tap, low flush WC, and a smart mirror with built-in lighting and radio. Finished with tiled flooring, UPVC splashbacks, recessed ceiling spotlights, a heated towel rail, and a frosted window.

### Outside

This exceptional garden is a true highlight of the home meticulously landscaped, beautifully maintained, and offering the perfect mix of usable space and tranquil greenery. Set on an impressive corner plot, the garden has been thoughtfully designed into distinct zones, each offering its own charm and purpose. A large Indian stone patio wraps around the rear of the property, ideal for alfresco dining or soaking up the sun. From here, a central paved pathway bordered by black slate chippings and colourful flowerbeds leads you through to the rear of the garden. Raised lawned sections sit to either side, surrounded by a variety of established shrubs, planting borders, and mature trees for year-round interest. There are two generous lawn areas, a feature birdbath, and an abundance of potted plants and bedding displays, all adding to the garden's vibrant and peaceful atmosphere. The entire space has been expertly segmented for easy maintenance and practical use, yet still offers an abundance of charm, colour, and privacy perfect for families, gardening enthusiasts, or those who love to entertain outdoors.

### Outdoor Lodge

Tucked away in the garden is this fantastic multi-purpose outdoor

room the ultimate man cave, studio, or home bar. With wood-effect flooring, tongue-and-groove ceiling, log-cabin-style wall cladding, its own fuse box, and a raised section ideal for use as a bar or seating area. Natural light flows in through UPVC woodgrain-effect double-glazed windows and matching patio doors. A brilliant space to make your own.

### Planning Permission

This property also has Outline Planning Permission for the erection of a two bedroom detached bungalow on the land adjacent to the property.

Planning Application Ref 062331

### EPC Rating - D

### Council Tax Band - F

### 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

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### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm  
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

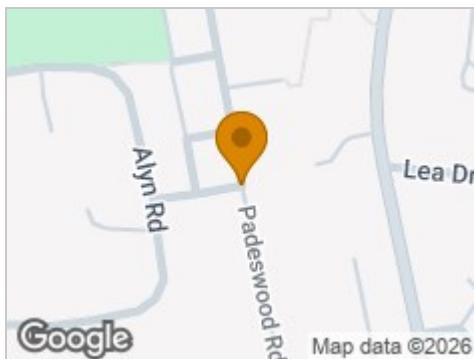
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Would you like to arrange a viewing?

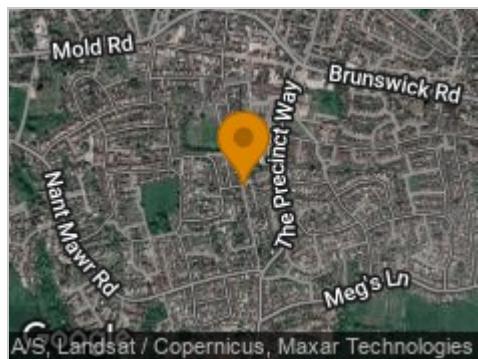
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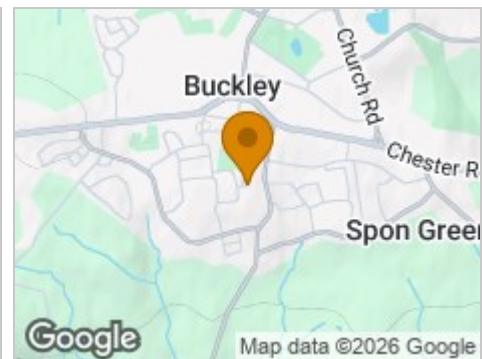
## Road Map



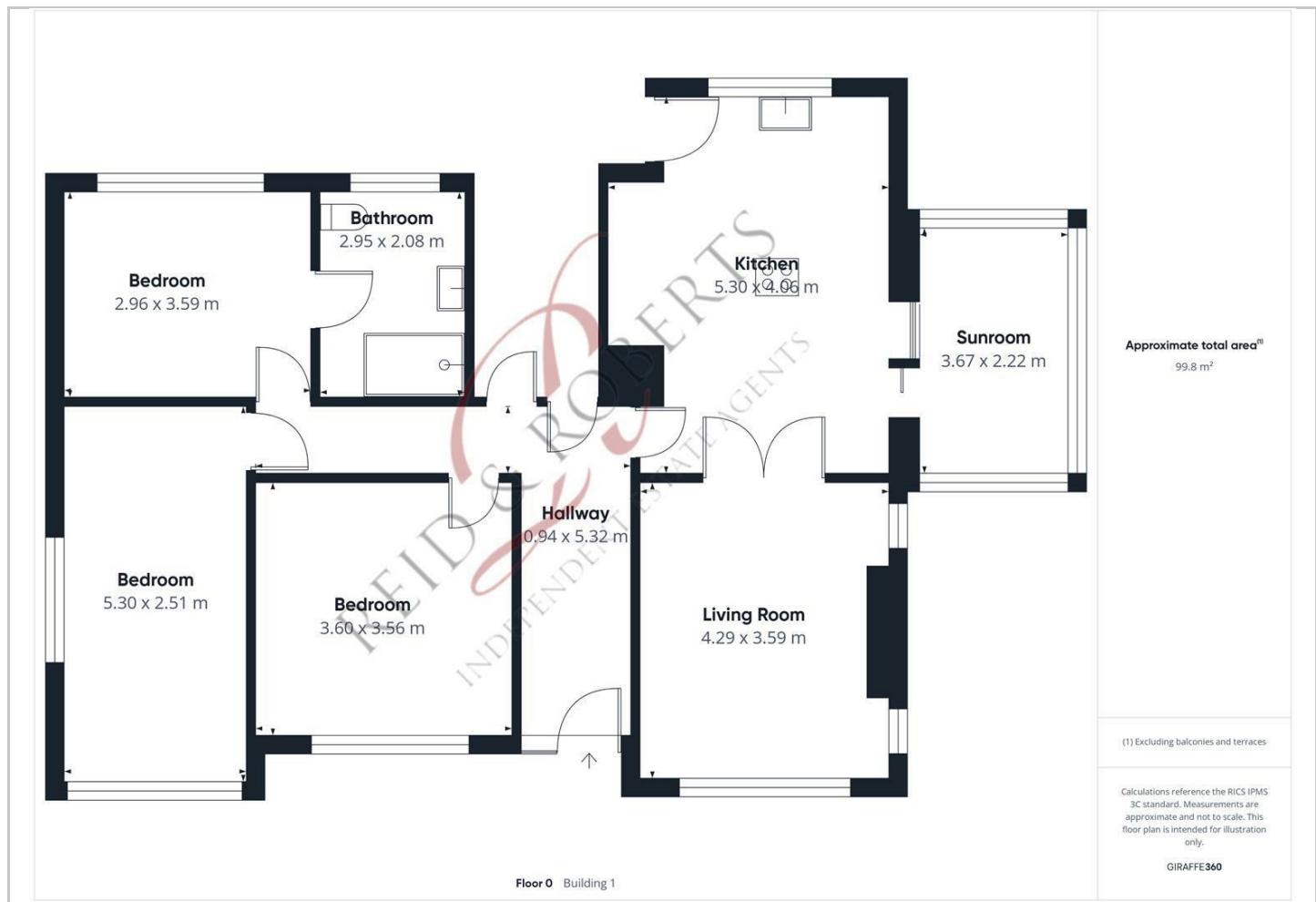
## Hybrid Map



## Terrain Map



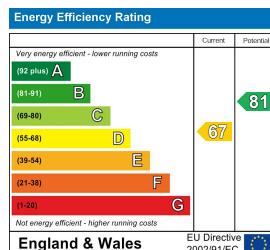
## Floor Plan



## 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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