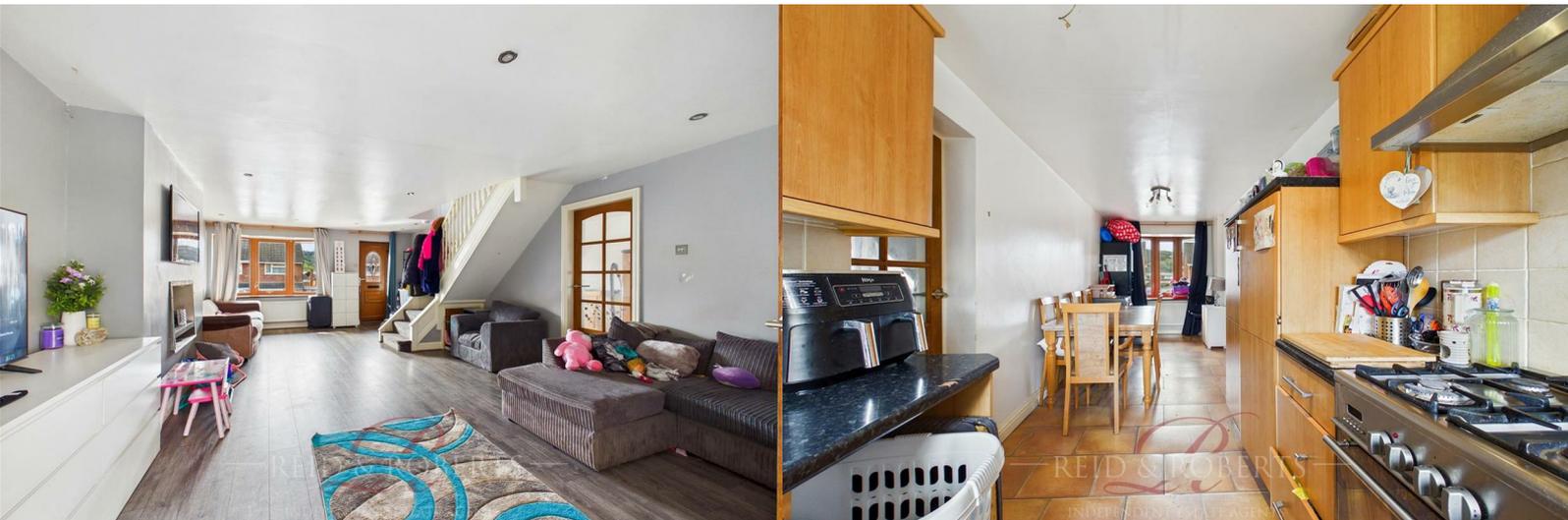




## 5 Mountain Close

Hope, LL12 9SE

Offers Over £280,000



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## Accommodation Comprises

The property is approached via a generous tarmac driveway, providing off-road parking for approximately four vehicles. This leads to a welcoming canopy porch with wood grain uPVC ceiling and courtesy lighting, with a step up to a wood grain uPVC front door featuring a decorative double-glazed panel.

## Entrance

Upon entering the property via a wood-grain uPVC front door with a decorative glazed panel, you are immediately greeted by an incredibly impressive and expansive open-plan space, creating a striking first impression. A turning staircase rises to the first-floor accommodation, adding a natural focal point. The area benefits from wood-effect laminate flooring and inset spotlights, enhancing both style and practicality.

## Lounge

The open-plan living space offers superb versatility as both a lounge and dining area, with potential to create clearly defined zones if desired. The room is filled with natural light from a bay window to the front elevation, fitted with wood-grain uPVC double-glazed units and enjoying delightful views towards Hope Mountain. The space is further enhanced by wood-effect laminate flooring, inset spotlights, and a combination of two single-panel radiators and an additional double-panel radiator for comfort. A chimney breast with inset space provides the opportunity to install a feature fireplace, while additional features include TV points and wooden double doors with glazed panels opening into the conservatory.

## Conservatory

The conservatory is a wonderful addition to the home, providing a bright and relaxing space overlooking the garden. Constructed on a dwarf brick wall with wood grain uPVC double glazed units and top-opening windows, it also benefits from a pitched polycarbonate roof with ceiling lighting.

The wood-effect laminate flooring continues seamlessly from the lounge, creating a cohesive feel, and a double-panel radiator ensures year-round usability. Wood grain uPVC French doors open out onto the patio, making this an ideal space for entertaining or enjoying the garden.

## Kitchen/Dining Room

Stretching the full length of the property, the kitchen/dining room is both spacious and functional, offering ample room for dining as well as everyday living.

The kitchen is fitted with a range of wall and base units complemented by work surfaces, incorporating a one-and-a-half bowl stainless steel sink unit with mixer tap and drainer. There is space for a six-ring range-style cooker with double oven, complete with splashback tiling and a stainless steel extractor hood above. Additional provisions include plumbing and space for a washing machine and space for a tumble dryer. The room is finished with tiled flooring, multiple ceiling lights, and a double-panel radiator. Dual aspect wood grain uPVC double glazed windows to both the front and rear elevations flood the space with light, with the front bay window again enjoying views towards Hope Mountain and the rear overlooking the garden.

## First Floor Accommodation

### Landing

The landing provides access to all first-floor rooms and features a loft hatch,

smoke alarm, textured ceiling, and a useful storage cupboard with shelving, ideal for towels, bedding, and household essentials.

### Main Bedroom Suite

The principal bedroom is an impressive and generously sized double room spanning the full length of the property, creating a bright and airy retreat. The space features inset spotlights, a wood grain uPVC double glazed window to the front elevation with views towards Hope Mountain, a single-panel radiator, and carpeted flooring. A step-up leads to a dedicated dressing area, complete with built-in wardrobes and mirrored sliding doors. Further mirrored sliding doors open into the en-suite bathroom.

### En-Suite Bathroom

A luxurious and standout feature of the home, the en-suite comprises a low flush WC, pedestal wash hand basin with mixer tap, and a large sunken double bathtub with seating for two, perfect for relaxation. The bath includes a mixer tap with shower attachment, alongside a rainfall shower above. The room is fully tiled and finished with tiled flooring, a PVC ceiling with inset spotlights, and a wood grain uPVC double glazed frosted window to the rear elevation. Additional features include a wall-mounted ladder-style heated towel rail, enhancing both comfort and practicality.

### Bedroom Two

A particularly spacious double bedroom, offering ample room for a full range of furniture. The room benefits from a central ceiling light, single-panel radiator, and a wood grain uPVC double glazed window to the front elevation, enjoying views towards Hope Mountain. Built-in wardrobes with shelving and hanging rail provide excellent storage, while the room is finished with carpeted flooring.

### Bedroom Three

Another generous double bedroom, again offering plenty of space for a double bed and accompanying furniture. The room includes a built-in storage cupboard for clothing, a single-panel radiator, and a wood grain uPVC double glazed window to the rear elevation overlooking the garden.

### Bedroom Four

A well-proportioned single bedroom, often referred to as the box room, yet notably spacious and versatile. Ideal as a child's bedroom, nursery, or home office, this room includes a single-panel radiator, central ceiling light, and a wood grain uPVC double glazed window to the front elevation with views towards Hope Mountain.

### Family Bathroom

The family bathroom is fitted with a three-piece suite comprising a pedestal wash hand basin, low flush WC, and a panelled bath with mixer tap and electric shower over.

The room is fully tiled and features tiled flooring, a PVC ceiling with inset spotlights, and an extractor fan. A wood grain uPVC double glazed frosted window to the rear elevation provides natural light and privacy. A slight step-down design adds character and separation within the space.

### Rear Garden

The rear garden is beautifully tiered, offering multiple levels and versatile outdoor spaces. Immediately outside is a paved patio area, ideal for outdoor

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dining, with steps leading up through a series of gated picket fence sections. Further patio areas and paved steps lead to a mainly laid-to-lawn garden, with additional raised patio spaces at the top, perfect for seating areas or entertaining. There is also hardstanding for a shed and ample room for outdoor furniture. The garden is enclosed by wood-panelled fencing, providing privacy and a safe environment for families.

**EPC rating- TBC**

**Council Tax Band - D**

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**Our Opening Hours**

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

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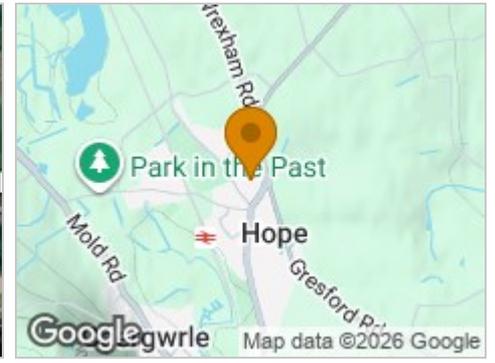
## Road Map



## 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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