



11 Kiln Close

Buckley, CH7 2JR

£240,000



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Property Description

Reid & Roberts are proud to present this exceptional three-bedroom semi detached family home, occupying a prime position within a highly sought-after residential area of Buckley, near Mold. This impressive residence offers generous, versatile living space and stylish interiors, creating a turnkey home ready to move straight into.

From the moment you step through the door, the property exudes warmth and quality. A spacious entrance hallway leads into a superb open-plan lounge and dining area, an ideal setting for both relaxed family living and sophisticated entertaining. This beautifully proportioned space is enhanced by a feature fireplace, air-conditioning for year-round comfort, and French doors opening into a bright conservatory that enjoys delightful views over the private rear garden.

The kitchen serves as the true heart of the home, finished in an attractive farmhouse style with charming detailing, ample storage and generous workspace, perfectly combining character with practicality. To the first floor are three excellent double bedrooms, all generously proportioned, with the principal bedroom offering particularly impressive space. The family bathroom has been stylishly upgraded to a high standard and features a luxurious four-piece suite including a freestanding roll-top bath and separate shower, adding a boutique-hotel feel.

Externally, the property continues to impress. The private rear garden has been thoughtfully landscaped, offering a patio seating area, covered pergola, lawn and mature planting, ideal for outdoor dining and family enjoyment. The home also benefits from a driveway providing off-road parking and a garage, offering additional storage or secure parking.

Conveniently located close to reputable schools, local amenities and excellent transport links, this outstanding home perfectly balances space, comfort and modern style.

Early viewing is highly recommended to fully appreciate the quality and lifestyle this superb property has to offer!

Accommodation Comprises

The property is approached via a block paved driveway providing off-road parking for approximately two vehicles.

Entrance Hallway

A UPVC double glazed front door with frosted inset opens into a welcoming entrance hallway with wood-effect laminate flooring, coved and textured ceiling, radiator and space for coats and shoes. From here, doors lead to the downstairs WC and main living accommodation, with stairs rising to the first floor.

Downstairs W.C

Fitted with a low flush W.C and floating wash hand basin with tiled splashback. Wood-effect vinyl flooring, radiator and UPVC woodgrain effect frosted window.

Lounge / Dining Room

A spacious, beautifully presented open-plan living and dining space with wood-effect flooring flowing through from the hallway. The lounge features a stunning electric fire set on a granite-effect hearth with decorative surround and mantle, alcove feature, radiator, Bosch thermostat and Panasonic air-conditioning unit. UPVC woodgrain double glazed window to the front elevation with fitted Venetian blinds.

The dining area continues with coved ceiling and radiator, and benefits from UPVC French doors leading into the conservatory.

Conservatory

A bright and versatile space with laminate flooring and surrounding UPVC woodgrain effect double glazed windows and patio doors opening onto the rear garden. Tongue and groove roof with feature window, ceiling fan light and electric radiator.

Kitchen

A stylish farmhouse-inspired kitchen fitted with a range of wall and base units with wooden worktops, stainless steel sink and tiled splashbacks. Integrated appliances include Zanussi electric oven, Neff induction hob with concealed extractor, dishwasher and fridge freezer. Slate-effect flooring, radiator and UPVC woodgrain double glazed window to the rear. Door leading into the conservatory.

First Floor Accommodation

Landing

Light and airy landing with UPVC frosted window, loft access, rustic handrail and large built-in storage cupboard housing the Worcester combi boiler with shelving.

Master Bedroom

An exceptionally spacious principal bedroom comfortably accommodating a king-size bed with additional space for wardrobes and furniture. UPVC woodgrain double glazed window to the rear, radiator and Panasonic air-conditioning unit.

Bedroom Two

A generous double bedroom with fitted wardrobes providing hanging rails and shelving, radiator and UPVC woodgrain double glazed window.

Bedroom Three

A further well-proportioned bedroom capable of accommodating a double bed, with radiator and UPVC woodgrain double glazed window to the front with fitted Venetian blind.

Tel: 01352 700070

Family Bathroom

A beautifully modernised four-piece suite comprising corner shower with rainfall and handheld attachments, freestanding roll-top bath, vanity unit with wash basin and WC. Fully tiled walls, slate-effect flooring, chrome heated towel rail, extractor fan and UPVC frosted window.

Externally

Garden

To the rear is a private and well-maintained garden featuring a paved patio seating area ideal for alfresco dining, a covered pergola seating space laid with slate chippings, a generous lawn area and a decorative pebble and planted section with established trees and shrubs. The garden is enclosed by timber fencing for privacy and also benefits from a timber storage shed.

EPC Rating TBC

Council Tax Band D

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.

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

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.

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

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

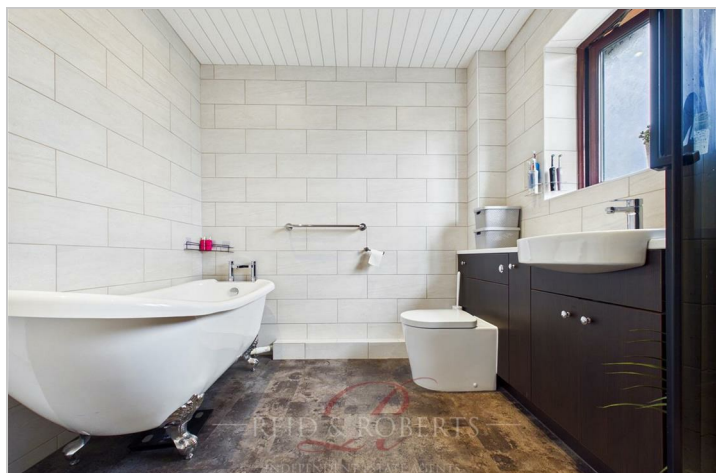
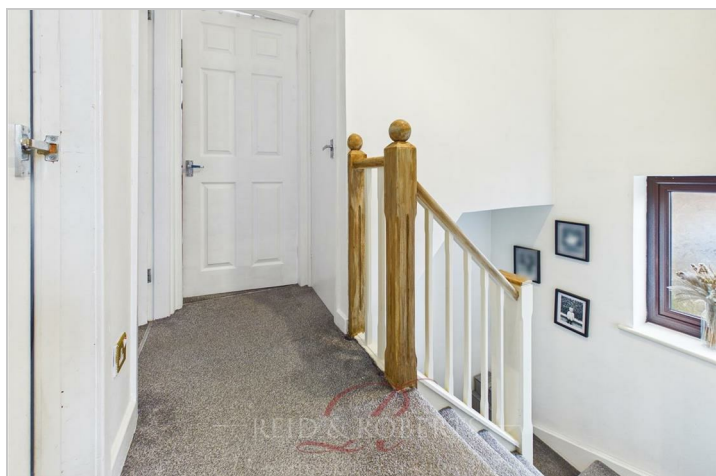
MONDAY - FRIDAY 9.00am - 5.30pm

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



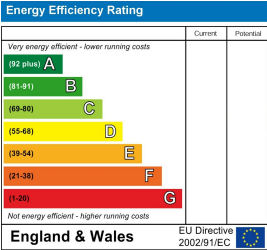
Floor Plan



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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