



## 10 Thoncroft Drive

Barnston, CH61 1AQ

Offers Over £375,000



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## Accommodation Comprises:

Upvc double glazed coloured composite door with chrome fixtures opens to:

## Enclosed Porch

Upvc double glazed units to the side elevation, tiled flooring and recessed spotlights.

Upvc double glazed door with decorative panel opens to:

## Reception Hall

Stairs leading to the first floor accommodation, Karndean flooring, under stairs storage cupboard and double panelled radiator.

Doors leading into:

## Lounge

4.09m x 4.50m

Upvc double glazed bay window to the front elevation, TV point, coved ceiling and wood effect Karndean flooring.

## Dining Room

4.11m x 2.64m

Double glazed window to the front elevation, double panelled radiator and wood effect Karndean flooring.

## Kitchen/Breakfast Room

5.99m x 2.97m

W appointed and finished kitchen housing a range of 'oak' finish wall and base units with complementary roll top work surfaces One and a half bowl sink unit with drainer and mixer tap over, splash back tiling, electric fan assisted oven with four ring gas hob over and 'canopy' style stainless steel extractor fan, integral fridge/freezer, breakfast bar, down lighter spotlights, TV point, partially tiled walls, wood effect Karndean flooring, double glazed window to the rear elevation, french doors open out to gardens patio area.

Opening into:

## Utility Room

Double glazed door leading to outside, stainless steel sink unit with drainer, base units and roll top work surfaces, void

and plumbing for washing machine/dishwasher, wall mounted central heating boiler, tiled walls, wood effect Karndean flooring, radiator, double glazed window to the rear elevation and door into:

## Cloakroom W/C

Two piece cloakroom suite comprising: Low level flush W.C., wall mounted wash hand basin, wood effect Karndean flooring and double glazed window to the side elevation.

## First Floor Accommodation

### Landing

Staircase from the reception hall leads up to a Gallery landing area having double glazed window to the front elevation, loft access hatch and doors into:

### Bedroom One

4.27m x 2.67m

Double glazed window to the front elevation, French doors to the rear with views over farmland and open countryside, TV point and double panelled radiator.

Door into:

### En-Suite Shower Room

Modern three piece suite comprising: glazed shower enclosure with wall mounted shower, back to the wall low level flush w/c and vanity wash hand basin, Upvc double glazed frosted window to the front elevation and chrome heated towel rail with chrome fixtures.

### Bedroom Two

4.14m x 2.84m

Double glazed window to the front elevation, TV point and double panelled radiator.

### Bedroom Three

3.33m x 2.31m

Upvc double glazed window tot he rear elevation and double panelled radiator.

### Bedroom Four

2.44m x 1.96m

(Currently utilised as a Dressing Room) Upvc double glazed window tot he rear elevation and single panelled radiator.

## **Family Bathroom**

Modern family bathroom with white three piece suite comprising: 'L' shaped bath with mixer tap and shower attachment over, glazed screens, low flush 'back to the wall' W.C, vanity wash hand basing with cupboards beneath, complimentary wall tiling, chrome fixtures and double glazed frosted window to the rear elevation.

## **Outside**

### **TO THE FRONT:**

The property is approached via a red shaled driveway providing 'off road' parking. The garden to the front is mainly laid to lawn and is enclosed by a dwarf brick wall and wood fence panelling to the boundary.

Double wooden gates to the side of the property giving access to the rear garden.

### **TO THE REAR**

To the rear of the property you will find a Low Maintenance garden which has been paved with wood fence panelling to all boundaries with views across open farmland.

## **To Arrange A Viewing**

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Flint 01352 762300. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## **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 for yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information please call 01352 762300.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS**

## **To Make An Offer**

### **TO MAKE AN OFFER - MAKE AN APPOINTMENT.**

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## **Opening Hours**

Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 4:00pm

These particulars, whilst believed to be accurate are set out as a general outline only. No responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid and Roberts accept no responsibility for their working order. And do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Road Map



## Hybrid Map



## Terrain Map



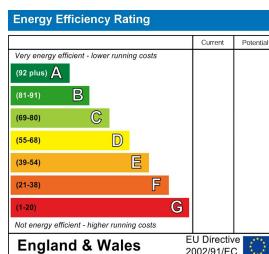
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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