



14 Forest Walk Buckley, Clwyd CH7 3AZ

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Do you like the photos?? Well may be you would you like to view this home personally because, one of the best things about NewHome4U is, we OPEN 7 DAYS a WEEK and we're physically in the office 4U just so that you can view, "like no other estate agent in Mold"

NewHome4U have recently sold two other homes on Forest Walk, each of which impressed in its own way. Although positioned on an estate and appearing ostensibly similar, inside they were very different in character, managing to provide that level of individuality we all want from our homes and this one follows the same trend. The thing that all three have in common is the feeling of space. All too often in homes of this type, they promise much but deliver little. Here however, this is never an issue with all the rooms being of a comfortable size and the addition of the large conservatory effectively drawing the garden into the living space, leaves us with a very impressive home indeed.

The home is approached down a short driveway running towards the integral garage while on the other side is a neat and attractively kept shared front garden. This is given over to lawn with colour derived from various shrubs and bushes around the perimeter. The bay window of the lounge provides an almost cottage like appearance and beside which we find the front door.

Entering the hall we find a very high quality wood laminate floor, providing a hard wearing yet low maintenance surface that also manages to look good. A promising start. To the right is the staircase while opposite here is the door into the lounge.

In here there is a continuation of the laminate flooring from the hall as we enter a light and airy space. Kept bright by the large bay window, in a way the picture windows never quite seem to manage. The focal point of the room is the welcoming fireplace, with its enclosed living flame gas fire. This has all the plus points of a wood burner, but with none of the work or associated dirt, which has to make it a winner.

Moving further down the hall towards the rear, we pass an under-stair storage cupboard of huge proportions, leaving no excuses for any of the ubiquitous household 'stuff' to be left on display elsewhere. However should the mood take you, this provides sufficient space for the installation of a downstairs cloakroom but it all depends on your priorities.

At the top of the hall is the kitchen and it is here that the level of luxury afforded by this lovely home becomes apparent. Dark grey ceramic 'slate' covers the floor of both this classic 'U' shaped kitchen and its adjoining dining room. One end is dominated by the tall fridge freezer, while a dish washer occupies a position near the sink unit. The far wall has a centrally sited gas hob with a tower oven sitting nearby. A door by the far end of the room reveals the utility room and back door. In here lie the washing machine and tumble drier while mounted on the wall is the annually serviced and maintained gas combi boiler.

At the other end of the kitchen is the dining room. Although part of the same room the scale of this warrants its being treated as a separate entity, as shown by the full eight seat table lying in the centre and yet still leaving enough room for additional pieces of free standing furniture.

A large set of sliding French doors open into the conservatory. This is made to feel a continuation of the dining room by virtue of sharing the same flooring. This is larger than a normal conservatory, easily accommodating a pair of three seat settees, making an ideal spot to relax with a drink after a long day. There is also a further French door to the side which opens onto the delightful raised patio area alongside. This provides a haven of peace for alfresco dining should the weather allow but for the occasions when the Met office lets you down, simply step back into the conservatory and order is restored. A central flight of steps lead down to the lower garden, where a lawn is divided in two by a path leading to the second paved patio area. This houses a wooden summer house/gazebo and a pub style table and bench set; the choice of seating positions allowing the dedicated sun worshipper to move around the garden through the day, avoiding any encroaching shadow.

Moving upstairs and turning towards the front of the home, above the lounge we find the master bedroom. With a bay window similar to the one found below this big room is a delight. Offering an entire wall full of fitted wardrobes, it ensures that storage of clothes will never be a problem. If it is, I suggest your problem may be medical.... In the far corner another door reveals the en-suite. Fully tiled from floor to ceiling, this comprises a vanity unit, pedestal hand basin, lavatory and walk-in shower cubicle with a double headed mains water fed shower.

Towards the rear we find another generously proportioned double bedroom. This time without fitted units but with more than enough floor space to accept free standing furniture.

Adjacent to here is the family bathroom. As expected by now in this impressive home, everything is of the highest quality, the suite comprising a pedestal hand basin, lavatory and a free standing bath with central taps. Warmth comes via the heated towel rail/radiator, and who can doubt the luxury of warm socks on a winter's morning?

Also to the rear is the smallest of the bedrooms. Probably intended as a spacious single room this could accommodate a double bed and I suspect would only feel cramped when compared to the other bedrooms.

Finally we find the other front facing bedroom. This is undeniably a double room, and a very comfortable one at that. Overlooking the front garden and road, there is space for sufficient items of free standing furniture to make this a room the children may fight over.



Useful information:

COUNCIL TAX BAND: F (£232 pm)

ELECTRIC & GAS BILLS: £89 pm

WATER BILL: £59 pm

Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all this is a modern home with the all singing, all dancing features we have come to expect from today's builders. What sets it apart however, is the way it over-delivers on living space. There are many four bedroom homes available, but if I am brutal these tend to be at best three and a box room. Here are four bedrooms worthy of the title and in the same way, many dining/kitchens are in reality little more than perfectly good kitchens that have been ruined by sticking a table at one end and taking up much needed space. In this home you have two rooms each equally capable of fulfilling their own role that just happen to be conjoined and that, is a luxury.

Now, 'unlike most other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office 4U so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

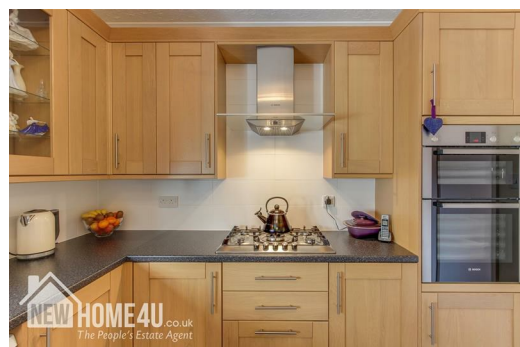
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Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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