



6 Ewloe Heath Buckley, CH7 3PU

If you are looking for a modern four bedroom detached family home in excellent condition with two reception rooms all this in an ideal location for family living, being in close proximity to shops, facilities and highly regarded schools catering for all age ranges....then we really do have a NewHome4U

- LARGE DETACHED FAMILY HOME
- TWO SITTING ROOMS
- OPEN ASPECT FROM THE REAR
- FREE & OPEN 7 DAYS a WEEK in-house Independent Mortgage Advice call Beth @LoveMortgages.co.uk on 01244 904410
- FOUR DOUBLE BEDROOMS THROUGHOUT
- SPACIOUS KITCHEN/DINING ROOM
- IMMACULATE CONDITION
- HUGE MASTER BEDROOM WITH EN-SUITE
- *** CHAIN FREE ***
- USEFUL DOUBLE GARAGE

Offers in the region of £359,995

Come to our office for FREE Independent MORTGAGE ADVICE OPEN 7 DAYS a WEEK or just email Beth@LoveMortgages.co.uk or even 'call': 01244 90 44 10

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"

SPACE.....the final frontier in the search for a family home.....well, not having enough will lead to internal conflicts guaranteed to ruin any chance of a peaceful life and a family home without peace is a home unworthy of the name. This conveniently located home provides everything necessary for a family to grow into and will be able to accommodate all the changes that time will inevitably bring. From the two separate living rooms to the four double bedrooms and spacious kitchen/dining room it will take anything that a growing family can throw at it and while doing so, remain a comfortable environment to live in. After all, what more can we ask of a home than that?

Facing onto an open plan garden with neighbours only to one side, the other looking out onto open grassland, this large detached home impresses from the start. A tarmac drive runs past the home to a large detached garage which provides ample parking without even encroaching into the garage space. A large porch gives shelter from the elements to the white semi glazed front door with its matching window alongside before we enter the imposing inner hallway.

This is a big area, attractively floored in light ceramic tiles with a marble finish and with the staircase directly in line with the front door. To the left is the door into the main lounge with its high quality wood laminate floor giving a clean and open appearance. The principal focal point is provided by the very convincing living flame effect electric fire, giving that cosy glow that makes a room feel warm irrespective of the actual temperature. Although its ability to also give warmth does come in handy.... The rear wall of the room is largely given over to a set of French doors which open out onto the patio and make the whole room bright and cheerful.

Opposite here across the hall is the secondary lounge which demonstrates the flexibility of the accommodation in catering for the needs of a family. No more arguments about what to watch on TV, somewhere to go and sulk when any other arguments don't go your way, the possibilities for peacemaking are endless.

Back in the hall, a Hobbit sized door reveals the under-stair storage space and Hoover garage while opposite here lies the downstairs cloakroom. This features a continuation of the tiled floor from the hall and offers a suite of hand basin and lavatory.

The final door off the hall leads into the beautifully appointed kitchen. Laid out in a classic 'U' shape, the units contain the expected dishwasher and integrated fridge/freezer while at one end a further door opens into the utility room. In here we find a sink set into the worktops, automatic washing machine and tumble drier while in the corner sits the wall mounted gas combi central heating boiler. The arm of units at the opposite end of the room forms a natural barrier between here and the dining room and also serves a dual purpose by being a breakfast bar suitable for casual dining.

The dining room itself is a delight. Unlike so many dining kitchens that are simply not big enough to cope with a sensibly sized table. this makes light work of a full six seat dining suite and leaves sufficient space for additional furniture if desired. Another set of French doors open onto the rear patio and make an ideal venue for alfresco meals during the summer months.

Stepping through the French doors puts us in the enclosed rear garden. Beyond the patio which runs the full width of the home is a fair sized lawn which in turn overlooks open grassland, plainly visible through the chain link perimeter fence.

Moving upstairs to the broad landing and doubling back towards the rear of the home we come to the smallest bedroom. You'll notice that I say 'smallest' because there is no way in which is 'small'. With large fitted wardrobes and quite capable of containing a double bed this would, in most houses be classed as the second bedroom but here, there are greater delights to come.

Adjacent to here and also overlooking the rear, the next bedroom is formally designated a single by the enormous set of fitted units surrounding the headboard. However if you prefer, removal of this construction would result in a very comfortable double room with enough space for all the necessary free standing furniture.

The next door opens into the family bathroom. This is fully tiled from floor to ceiling and has an attractive and practical ceramic floor. The suite comprises a heated towel rail/radiator, pedestal hand basin, lavatory a bath. Next door to here is the large linen cupboard, providing more storage than one family can realistically need; or perhaps my needs are simpler than most.

Moving to the front of the home we find another double bedroom, this time sporting fitted units over the head of the bed in addition to the large fitted and mirror fronted wardrobes. This is a room for the fashion conscious, in that storage of all your latest acquisitions will never be a problem. Crossing the broad landing with its pretty dormer window we come to the master bedroom which, stretching the full depth of the home is truly impressive. Fitted wardrobes and cupboards run the full length of the room and unless you are intent on setting up in opposition to Primark, should be enough. Windows at either end of the room ensure excellent levels of light and another door opens into the crowning glory, the en-suite. This is larger than the family bathroom in many homes and in terms of luxury, there is no substitute for space. Fully tiled on both floor and ceiling, the suite comprises a heated towel rail/radiator, pedestal hand basin, lavatory and an over-sized shower cubicle with a mains water fed shower.



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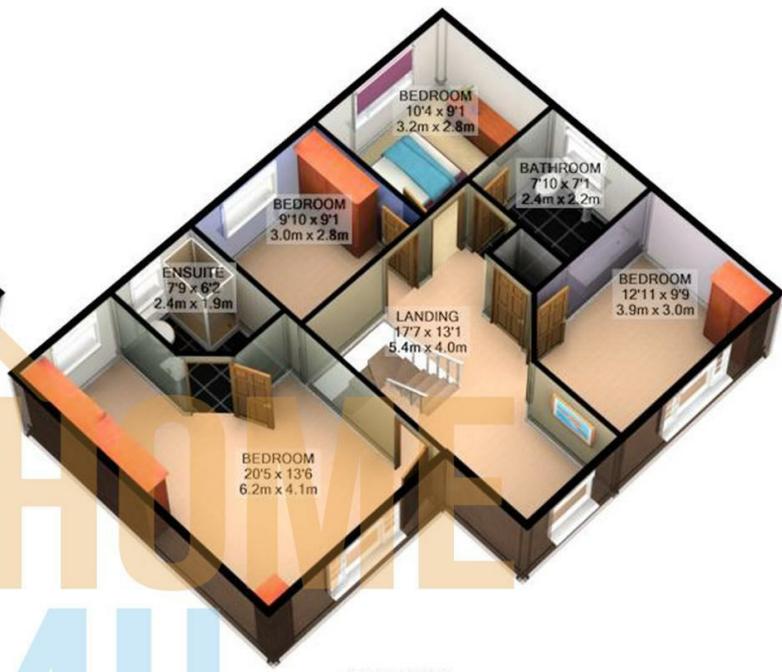
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GROUND FLOOR
APPROX. FLOOR AREA
821 SQ.FT.
(76.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA
821 SQ.FT.
(76.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1641 SQ.FT. (152.5 SQ.M.)

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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