



Poppy Field Road

Northop Hall,
Mold, Flintshire CH7 6NS

Price
£350,000

****IMPOSING FOUR BEDROOM HOUSE**** Dating from 2017, an immaculately appointed and spacious 4 bedroom detached family house with DOUBLE GARAGE, forming part of this successful new development to the centre of Northop Hall village. Standing in a generous corner plot with off road parking for up to six cars and good size rear garden. The accommodation is centred around a spacious reception hall and in brief comprises: spacious lounge with access to the garden, study, an excellent open plan kitchen / family room with quality units and extensive glazed section overlooking the garden, utility room with adjoining cloakroom/w.c. master bedroom with fitted wardrobes and luxury ensuite, 3 further double bedrooms (bedroom two with built wardrobes) and a well appointed family bathroom. Double garage with electric door and rear garden with patio. The property is Freehold. INSPECTION HIGHLY RECOMMENDED.



LOCATION

Northop Hall is a popular residential village located some 4 miles from Mold and 12 miles of Chester, and is within a short drive of the A55 Expressway enabling ease of access throughout the region. The property forms part of this successful new development by Anwyl Homes, a respected North Wales based house builder. The property benefits from a gas fired heating system, double glazing, remaining balance of the NHBC warranty and high standard of decorative order. There is a popular primary school, shop, church and inn to the village centre.

THE ACCOMMODATION COMPRISES:

Canopy porch with light and double glazed panelled front door to:

RECEPTION HALL

White spindled staircase to the first floor with oak handrail, telephone point and radiator.



STUDY

3.23m x 2.11m extending to 2.64m into wardrobe (10'7" x 6'11" extending to 8'8" into wardrobe)

Deep double glazed square bay window to the front, radiator and large fitted cloaks storage cupboard with hanging rails, shelving and modern sliding door front.



LOUNGE

6.38m x 3.48m +bay (20'11" x 11'5" + bay)

A spacious and well lit room with deep double glazed square bay window to the front and matching french doors to the rear overlooking the garden. TV and telephone points and two radiators.



KITCHEN/FAMILY ROOM

5.11m x 3.51m (16'9" x 11'6")

A superb open plan room with feature double glazed corner window with matching french doors to the patio and garden. The kitchen is comprehensively fitted with an attractive range of gloss white fronted base and wall units to include a dividing peninsula/breakfast bar with marble effect worktops with inset stainless steel sink unit with preparation bowl and mixer tap. Range of Zanussi appliances comprising five gas burner stainless steel hob with splashback and cooker hood above, electric double oven, fridge freezer and dishwasher. Wood effect vinyl floor covering, understairs storage cupboard, tv and telephone points, recessed lighting and door to the utility room.



UTILITY ROOM

1.75m x 1.83m (5'9" x 6'0")

Matching worktops and base cupboards to the kitchen, inset sink unit with mixer tap and cupboard housing the Worcester gas fired central heating boiler. Void and plumbing for washing machine, continuation of the wood effect vinyl floor covering, radiator and double glazed exterior door.

CLOAKROOM/WC

1.83m x 0.97m (6'0" x 3'2")

Comprising pedestal wash hand basin with mixer tap and low flush wc. Radiator and extractor fan.

FIRST FLOOR LANDING

Loft access, radiator and large airing cupboard with pressurised hot water cylinder tank.

BEDROOM ONE

4.09m x 3.20m +wardrobe (13'5" x 10'6" + wardrobe)

Double glazed window to the rear, modern range of fitted wardrobe units to one wall with hanging rails and shelving, tv aerial point and radiator.



BEDROOM FOUR
3.53m x 2.69m (11'7" x 8'10")
Double glazed window to the front and radiator.



EN SUITE
2.18m x 1.83m (7'2" x 6'0")
Well appointed with a modern white suite comprising large corner shower cubicle with mains shower valve, pedestal wash basin and low flush wc. Vinyl wood effect flooring, chrome towel radiator, extractor fan, recessed lighting and double glazed window.



FAMILY BATHROOM
2.11m x 1.68m (6'11" x 5'6")
Fitted with a modern white suite comprising panelled bath with Aqualisa electric shower and glazed screen, pedestal wash basin and low flush wc. Attractive part tiled walls, wood effect vinyl floor covering, chrome towel radiator, shaver point, extractor fan, recessed lighting and double glazed window.



BEDROOM TWO
3.53m x 3.00m +wardrobe (11'7" x 9'10" + wardrobe)
Double glazed window overlooking the garden, large fitted wardrobe unit extending the full length of one wall with mirrored sliding door fronts, hanging rails and shelving, and radiator.



OUTSIDE
The property occupies a corner position with front lawned garden areas with barked shrubbery borders and central paved pathway leading to the front door.

DRIVEWAY
A particular wide tarmac drive extends to the side of the property providing parking for up to six cars and access to the detached double garage. There is gated access from the drive into the rear garden.

REAR GARDEN
To the rear is a good sized fully enclosed lawned garden with paved patio and pathways and deep barked shrubbery border to the rear. Outside tap and light.

BEDROOM THREE
2.92m x 2.87m +wardrobe (9'7" x 9'5" + wardrobe)
Double glazed window to the front, large fitted wardrobe unit with mirrored sliding door fronts, hanging rails and shelving, and radiator.



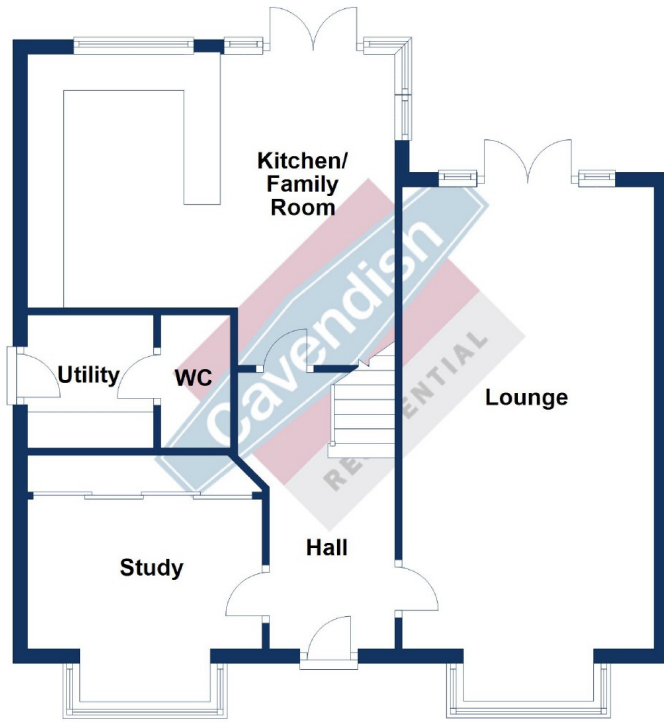
DOUBLE GARAGE
5.33m x 5.18m (17'6" x 17'0")
Electric up and over door, side door and power and light installed.

DIRECTIONS
From the Agent's Mold Office proceed up the High Street turning right at the traffic lights onto King Street. At the roundabout take the second exit. Follow the road to the next set of traffic lights and turn left - signposted for Sychdyn / Northop. Proceed through Sychdyn and upon reaching the traffic lights at Northop thereafter turn right - signposted for Connah's Quay. Immediately after crossing the A55 Expressway, turn right signposted Northop Hall. Follow the road into the village, passing the shop on the right hand side, whereupon the entrance to St Mary's Park will be found a short distance thereafter on the right hand side. Proceed into the development and take the first left onto Poppyfield Drive, and follow the road ahead and then slightly down the hill whereupon the property will be found on the left hand side.

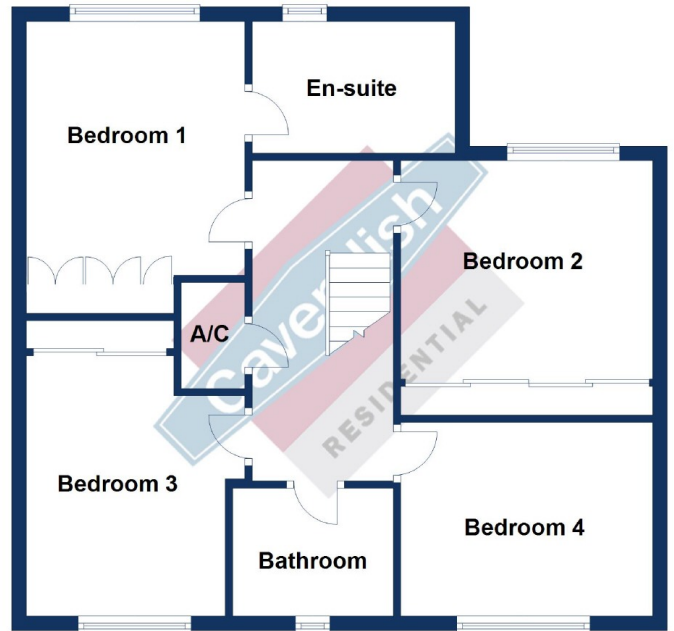
VIEWING
By appointment through the Agent's Mold Office 01352 751515.
FLOOR PLANS - included for identification purposes only, not to scale.
DCW/JF



Ground Floor



First Floor



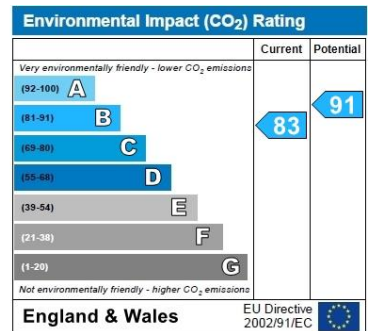
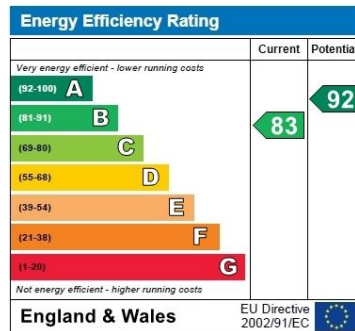
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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.

Misrepresentation Act 1967

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



Hope House

