



Church Close

Buckley, Flintshire CH7 3JP

Price
£329,000

****EXCELLENT FAMILY HOME IN SOUGHT AFTER LOCATION**** An immaculately appointed and extended four bedroom detached family house with generous ground floor living area, occupying an attractive position opposite St Matthew's Church in this sought-after residential area of Buckley. Standing within well maintained gardens with ample off-road parking and benefiting from gas fired central heating and double glazing. The property has been extended to the rear to provide an ideal family home and has further potential to convert the attached garage into additional living area (subject to necessary consents) if required. In brief comprising; entrance hall, cloakroom/wc, lounge, inner hall, dining room, conservatory, spacious kitchen/breakfast room, sitting room, utility room, first floor landing, four double sized bedrooms (bedroom two with modern en suite shower room) and well appointed family bathroom. ****INSPECTION HIGHLY RECOMMENDED****

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LOCATION

The property forms part of this small established cul-de-sac located off Church Road on the periphery of the town, yet is within a short walk of the Buckley Common, local schools and town centre, which provides a range of shops serving daily needs.

The Ewloe interchange with the A55 expressway is within 1.5 miles enabling access towards Chester and motorway network beyond.

THE ACCOMMODATION COMPRISES:

Recessed front entrance with tiled step, light and part glazed wood panelled front door to:

ENTRANCE HALL

1.45m x 1.42m (4'9" x 4'8")

High level double glazed window and radiator.

CLOAKROOM/WC

1.45m x 0.76m (4'9" x 2'6")

Comprising low flush wc, corner wash hand basin, half tiled walls and high level double glazed window.

LOUNGE

5.92m x 3.35m extending to 3.78m max (19'5" x 11'0" extending to 12'5" max)

Double glazed bow window to the front with pleasing views over the gardens and across to St Matthews Church. Open tread staircase to the first floor, feature marble fireplace and hearth with open fire grate, tv aerial point, wall light point and radiator. Opening to the inner hallway.



INNER HALLWAY

3.12m x 2.39m (10'3" x 7'10")

Double panelled radiator, wall light point, coved ceiling, folding twin doors leading through to the adjoining dining room and panelled glazed door to the kitchen/breakfast room.

DINING ROOM

3.12m x 2.95m (10'3" x 9'8")

Coved ceiling, two wall light points and double panelled radiator. UPVC double glazed french doors to the conservatory.



CONSERVATORY

3.58m x 3.07m (11'9" x 10'1")

A modern conservatory built with a UPVC double glazed frame with matching french doors leading out to the garden and pitched polycarbonate type roof covering. Two wall points and power points.



KITCHEN/BREAKFAST ROOM

6.07m x 3.61m (19'11" x 11'10")

A spacious room fitted with a comprehensive range of light grey toned fronted base and wall units with matching worktops with inset white enamelled sink with preparation bowl, mixer tap and tiled splashback. Under cupboard lighting and range of integrated appliances comprising Neff electric oven, combination microwave oven and ceramic hob with extractor canopy hood over. Two double glazed windows overlooking the rear garden, display shelving, tiled floor to the kitchen area, two radiators and Baxi gas fired central heating boiler. Panelled glazed door to the adjoining utility room and study.



STUDY

5.64m x 2.39m (18'6" x 7'10")

Double glazed bow window overlooking the front garden, shelving and radiator.



UTILITY ROOM

3.43m x 1.37m (11'3" x 4'6")

Range of light grey fronted base and wall cupboards with worktops, inset sink with mixer tap and tiled splashback. Plumbing for washing machine, tiled floor, space for tumble dryer and built-in cloaks cupboard. Double glazed window and double glazed exterior door.



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FIRST FLOOR LANDING

Loft access, airing cupboard with pre-lagged hot water tank and slatted shelving.

BEDROOM ONE

4.95m x 3.02m (16'3" x 9'11")

Double glazed window to the front with pleasing aspect, range of fitted wardrobe units with dark mahogany style door fronts, corner shelving and matching dressing table. TV aerial point and radiator.



BEDROOM THREE

4.19m x 2.39m (13'9" x 7'10")

Double glazed dormer window to the front with views across to the Church, deep built-in under eaves storage cupboard and radiator.



BEDROOM FOUR

4.57m x 2.69m (15'0" x 8'10")

A double sized room with double glazed window to the rear, loft access and radiator.

FAMILY BATHROOM

2.82m (max) x 2.41m (9'3" (max) x 7'11")

Well appointed with a modern white four piece suite and fully tiled walls, comprising corner shaped spa bath, separate corner shower cubicle with electric shower, pedestal wash basin with mixer tap and low flush wc. Chrome towel radiator and double glazed window.



BEDROOM TWO

3.53m x 2.59m +wardrobe (11'7" x 8'6" + wardrobe)

A double sized room with double glazed window to the rear, fitted mirror fronted wardrobe unit with sliding door front and radiator.



EN SUITE

2.24m x 1.65m (7'4" x 5'5")

Fitted with a modern suite with attractive fully tiled walls, comprising corner shower cubicle and mains power shower, pedestal wash basin with mixer tap and low flush wc. Chrome towel radiator and double glazed window.



GARAGE

5.28m x 2.74m (17'4" x 9')

With up and over door, double glazed window, personal door to the rear and power and light installed. Attached store to the rear of the garage.

REAR GARDEN

To the rear is a very private fully enclosed garden with large paved patio area to the side and rear of the house and lawned areas beyond with well stocked shrubbery borders. Outside taps and light.



STORE/WORKSHOP

4.50m x 1.60m (14'9" x 5'3")

Located to the right hand side of the house.

COUNCIL TAX

Flintshire County Council - Council Tax Band G.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and turn right at the roundabout onto Chester Road. Follow the road out of the town and on reaching the roundabout take the second left turning signposted for Mynydd Isa/Buckley. Follow this road up the hill to Mynydd Isa and thereafter into Buckley. On reaching the traffic lights bear left onto Mill Lane/Liverpool Road. Continue to the third set of traffic lights and bear right onto Church Road whereupon Church Close will be found after a short distance on the right hand side (before the Church and denoted by the Agent's 'for sale' board).

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

OUTSIDE

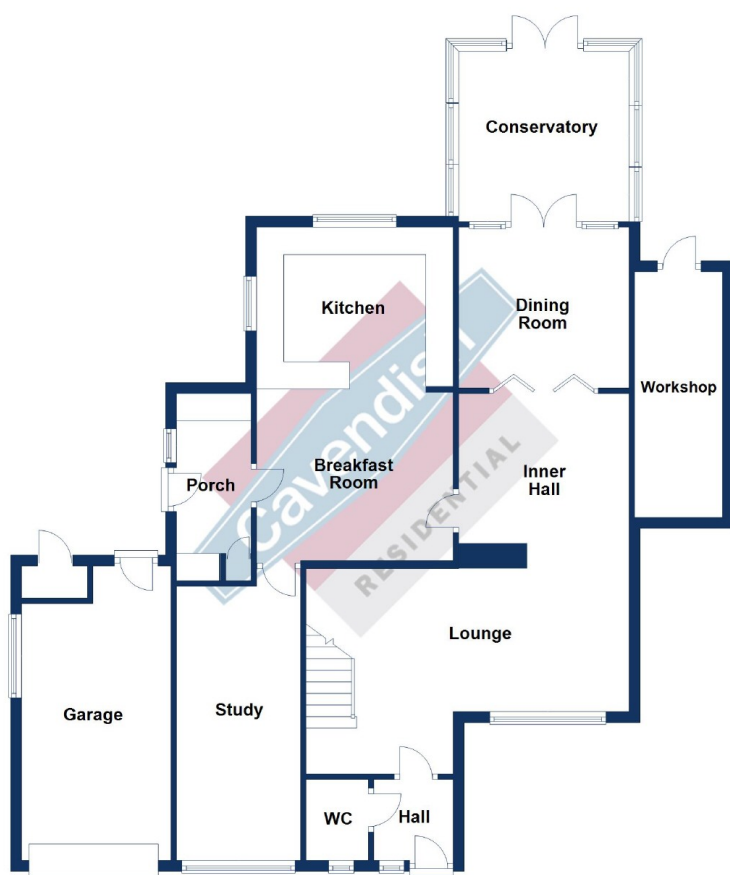
The property is located to the head of the cul-de-sac and is approached via twin metal gates leading to a resin gravelled drive with brick edging providing parking for at least three cars.

FRONT GARDEN

Particularly well maintained front lawned garden with stone walling to the roadside, established high conifer hedging providing a high degree of privacy and well stocked shrubbery borders with various perennial shrubs and bushes. Ornamental lights and gated access to the left hand gable leading through to the rear garden. We understand the mature lime trees are owned by the Church and are subject to Tree Preservation Orders.



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.

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