



Moor Lane

Hawarden, Flintshire CH5 3PQ

£595,000

*** SUPERB GARDENS * GATED DRIVEWAY * IMPRESSIVE OPEN-PLAN DINING KITCHEN/FAMILY ROOM WITH BI-FOLDING DOORS.** An individually designed four bedroom detached house occupying a large plot in a semi-rural location close to the popular village of Hawarden. The accommodation, which has recently undergone a scheme of improvement and upgrading, briefly comprises: open porch, hall, reception hallway, large living room with cast-iron log burner, UPVC double glazed conservatory, study/snug, impressive open-plan dining kitchen/family room fitted with a comprehensive range of kitchen units with an island unit and bi-folding doors to outside, rear hall with utility and downstairs WC, galleried style landing, principal bedroom with fitted furniture and en-suite shower room, bedroom two and bedroom three, each with walk-in wardrobes, bedroom four and family bathroom. The property benefits from UPVC double glazed windows (installed 2018) and has gas fired central heating (new boiler 2016). (Continued...)

(...Continued) The Gables is approached via a gated driveway which leads to a double garage with useful workshop, store room and loft storage area above. To the front there is a large lawned garden with a raised patio, a number of mature trees and a small brook. To the rear there is further lawned area with a number of fruit trees, garden shed, a recently installed summer house and decked seating area. There is also a large paved terrace enjoying bi-folding doors from the Dining Kitchen/Family Room. Viewing highly recommended.

LOCATION

The historic village of Hawarden is situated some seven miles from Chester and five miles from Mold and is within easy commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorway and the national motorway network. Hawarden provides a post office and a small number of shops serving daily requirements, as well as a number of eating establishments, a dental practice, medical practice, Hawarden Station, The Old Grocery' Restaurant, chiropodist, coffee shop, pharmacy, the Fox and Grapes public house and the Glynne Arms. There is also the Hawarden Estate farm shop, Gladstone's Library and a well established golf club which was founded in 1911.



AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only. The detailed accommodation comprises:

PORCH

Open Porch with contemporary outside sensor light. Composite double glazed entrance door to the Entrance Hall.

ENTRANCE HALL

2.74m x 1.32m (9' x 4'4")

Two UPVC double glazed windows, vaulted ceiling with recessed LED ceiling spotlights, contemporary radiator with thermostat and laminate wood strip flooring. Glazed door to Reception Hall.

RECEPTION HALL

3.40m x 3.07m (11'2" x 10'1")

UPVC double glazed window to front, contemporary radiator with thermostat, 'Hive' digital central heating controls, three recessed LED down lights, laminate wood strip flooring, built-in storage cupboard with hanging for cloaks, and turned spindled staircase to the first floor with built-in under stairs storage cupboard. Doors to the Living Room and Study/Snug. Glazed door to the Dining Kitchen/Family Room.



LIVING ROOM

6.68m x 4.55m plus bay (21'11" x 14'11" plus bay)

Recessed fireplace with slate hearth housing a cast-iron log burner, two UPVC double glazed windows forming a bay overlooking the front, coved ceiling, two ceiling light points, three contemporary tall radiators with thermostats, laminated wood strip flooring, provision for wall mounted flat screen television, alcove area with UPVC double glazed window, and UPVC double glazed French doors with full height double glazed windows to each side to the Conservatory.



CONSERVATORY

3.10m x 3.05m maximum (10'2" x 10' maximum)

UPVC double glazed Conservatory set on a brick-built base with a pitched polycarbonate roof, wall light point, laminate wood strip flooring, double power point and double opening French doors to the rear garden.



STUDY/SNUG

3.23m maximum x 2.29m (10'7" maximum x 7'6")

UPVC double glazed window to rear, contemporary radiator with thermostat, coved ceiling, ceiling light point, wall light point and provision for wall mounted flat screen television.

BREAKFAST KIT/DINING AREA & FAMILY ROOM

8.61m maximum x 6.40m maximum (28'3" maximum x 21' maximum)

A large open-plan room featuring a fitted kitchen, dining area and family room with laminate wood strip flooring throughout and bi-folding doors to outside.



BREAKFAST KITCHEN

Fitted with a comprehensive range of white high gloss fronted base and wall level units incorporating drawers and cupboards with laminate worktops and matching upstands. Large island unit with two raised breakfast bar areas, three down lights above, a fitted five-ring NEF induction ceramic touch control hob and Neff extractor. Inset one and half bowl Franke composite sink unit with 'Quooker' chrome mixer tap. Two built-in Neff electric fan assisted oven and grills, integrated Neff microwave oven, NEFF coffee machine, CDA wine cooler, NEFF dishwasher and fridge/freezer. Cupboard housing a Worcester Greenstar 34 cdi Classic combination gas fired central heating boiler, recessed LED ceiling spotlights and two UPVC double glazed windows. Door to the Rear Hall.



DINING AREA

Two UPVC double glazed windows, recessed LED ceiling spotlights, contemporary radiator with thermostat and space for dining table and chairs.



FAMILY ROOM

Recessed LED ceiling spotlights, contemporary tall radiator with thermostat, provision for wall mounted flat-screen television and double glazed aluminium bi-folding door to the terrace.



REAR HALL

With feature exposed brick walls, two UPVC double glazed doors to outside, recess with space for tall fridge freezer, wooden panelled ceiling with ceiling light point and tiled floor. Doors to the Utility, Downstairs WC and Garage.

UTILITY

1.65m x 0.81m (5'5" x 2'8")

Fitted worktop with plumbing and space for washing machine beneath, tiled splash-back, wall cupboard, ceiling light point and tiled floor.

DOWNSTAIRS WC

1.63m x 0.84m (5'4" x 2'9")

Low level WC and wall mounted wash hand basin with mixer tap. Single radiator, fully tiled walls, ceiling light point, tiled floor and UPVC double glazed window with obscured glass.

FIRST FLOOR LANDING

Feature galleried style landing with spindled balustrade, UPVC double glazed window on the half landing, coved ceiling, smoke alarm, ceiling pendant light point, two recessed ceiling spotlights, four contemporary wall light points and single radiator. Doors to the Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.

PRINCIPAL BEDROOM

5.38m x 4.52m (17'8" x 14'10")

Fitted with a comprehensive range of bedroom furniture incorporating a triple wardrobe with mirror fronted doors, a single wardrobe, corner wardrobe, a chester of drawers, two bedside cabinets and over-bed storage cupboards. Three UPVC double glazed windows, two double radiators with thermostats, two ceiling light points and provision for wall mounted flat screen television. Bi-folding door to useful eaves storage area with light and door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM

3.23m x 2.59m overall (10'7" x 8'6" overall)

White suite comprising: tiled shower enclosure with sliding glazed door; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; bidet; and low level WC with concealed cistern. Fully tiled walls with a decorative border tiling, tiled floor, chrome ladder style towel radiator, two recessed ceiling spotlights, UPVC double glazed window, fitted wall mirror, wall light, electric shaver point, extractor and access to loft space.

BEDROOM TWO

4.85m x 2.77m (15'11" x 9'1")

UPVC double glazed window overlooking the front and UPVC double glazed window to side, ceiling light point, laminate wood strip flooring and single radiator with thermostat. Opening to Walk-in Wardrobe measuring 6'2" x 4'0".

BEDROOM THREE

3.45m x 3.25m (11'4" x 10'8")

UPVC double glazed window to rear, ceiling light point, single radiator and provision for wall mounted flat screen television. Opening to Walk-in Wardrobe measuring 4'5" x 4'2".

BEDROOM FOUR

3.12m x 2.03m (10'3" x 6'8")

UPVC double glazed window overlooking the front, provision for wall mounted flat screen television, ceiling light point and single radiator with thermostat.

FAMILY BATHROOM

3.20m x 1.91m (10'6" x 6'3")

Coloured suite comprising: off-set bath with mixer tap and shower attachment; pedestal wash hand basin; and low level WC. Fully tiled walls, vinyl floor coveting, coved ceiling with two recessed ceiling spotlights, extractor, electric shaver point, radiator with chrome towel rail and a UPVC double glazed window with obscured glass.

OUTSIDE

The property occupies a large plot extending to approximately to just under ½ acre and is approached via a gravelled driveway with electronic double opening wooden gates which feature an intercom entry system. The driveway leads to a double garage with workshop and store room. Outside hot and cold water taps and external electric meter cupboard. To the front there is an extensive lawned garden with a number of mature trees and a small brook being enclosed by brick walling with mature hedging and wooden fencing. There is also a small patio area enjoying French doors from the Conservatory and a further decked seating area. To the side there is a large flagged terrace enjoying bi-folding doors from the Dining Kitchen/Family Room. To the rear there is a further lawned garden with a number of fruit trees, a gravelled pathway, garden shed and a large recently installed

decked seating area with summer house. This area of the garden is enclosed by fencing, mature hedging and trees.

TO THE FRONT



SUMMER HOUSE



REAR GARDEN



TERRACE





GARAGE

5.84m x 5.66m maximum (19'2" x 18'7" maximum)

With an up and over electronic remote controlled garage door, two UPVC double glazed windows with obscured glass, gas meter, fluorescent strip lighting, power and staircase to a boarded loft storage area with light point. Opening to Workshop.

WORKSHOP

2.31m x 2.03m (7'7" x 6'8")

With UPVC double glazed window, fitted work bench, fluorescent strip light, fitted shelving and power. Opening to Store Area.

STORE AREA

2.34m x 1.88m (7'8" x 6'2")

With fitted shelving.

AGENT'S NOTES

- * Council Tax Band H - Flintshire County Council.
- * Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.
- * Services - we understand that mains gas, electricity and water are connected.
- * Private septic tank drainage.
- * The property is on water rates.
- * The Worcester central heating boiler was installed in 2016.
- * The property has a burglar alarm system with four infrared cameras.
- * The property was subject to a scheme of modernisation and improvement in 2018 to include: a new roof; new UPVC double glazed windows with a grey external finish and white internal finish; new dry verges, gutters, fascia boards and soffits; re-wiring and a new German manufactured Kitchen supplied and fitted by Anthony Sanders.
- * The double opening gates were installed in 2019 and are electronically operated with an intercom system.

DIRECTIONS

From the Hawarden office proceed along The Highway (B5125) in the direction towards Broughton. Shortly after leaving the village take the turning left into Moor Lane. Follow Moor Lane down the hill and after 0.4 miles turn left. The gated entrance to the property will then be found on the right hand side.

VIEWINGS

By appointment through our Hawarden Office on 01244 564455 or our Chester Office on 01244 404040.

PRIORITY INVESTOR CLUB

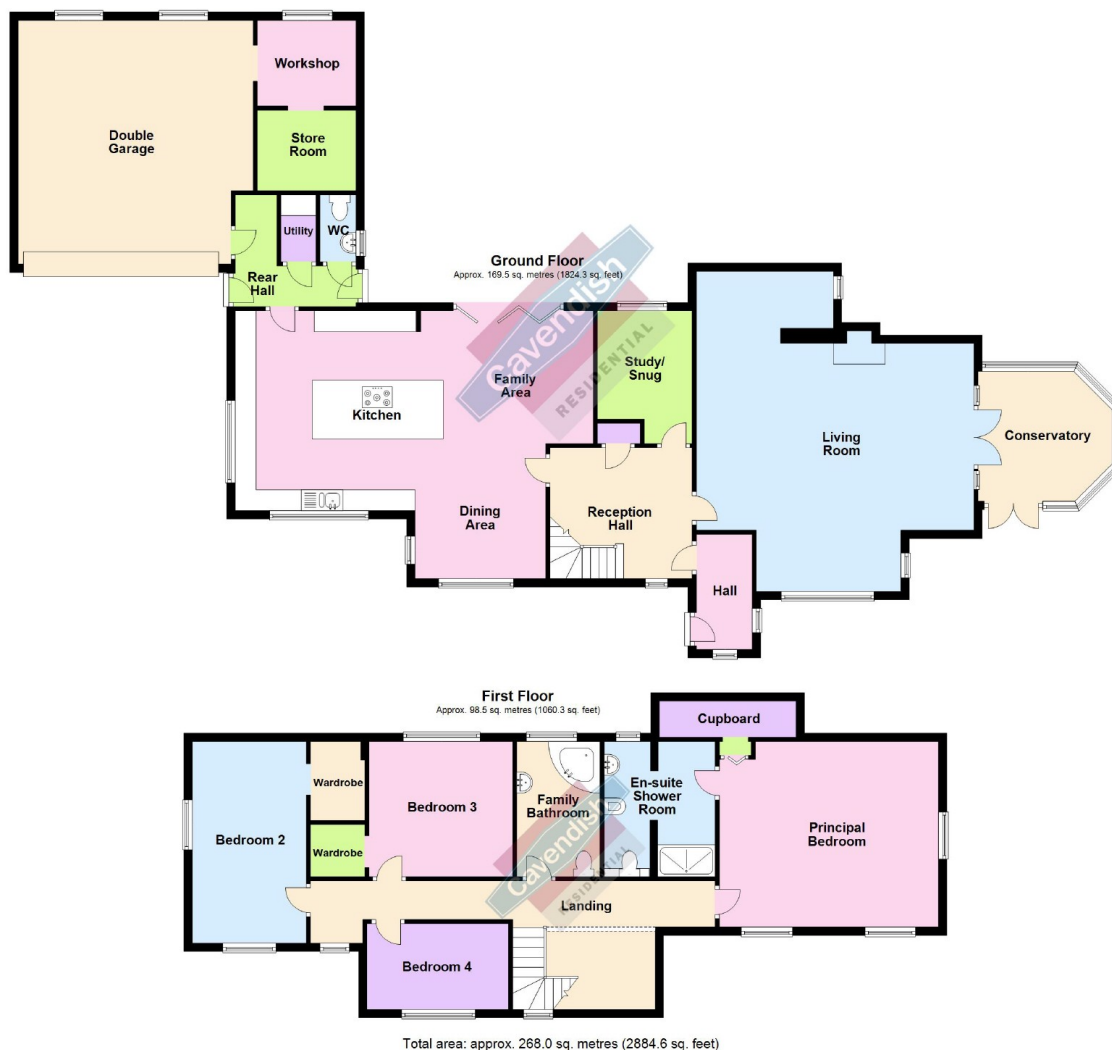
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LOCAL PROPERTY EXPERT



PS/CC

FLOOR PLANS



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

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