

Cavendish

RESIDENTIAL

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Poppy Field Road

Northop Hall,
Mold, Flintshire CH7 6NS

**Offers Over
£220,000**

****ATTRACTIVE DETACHED HOUSE - ONLY 2 YEARS OLD**** Occupying a corner position within this successful new development by Anwyl Homes, an immaculately appointed three bedroom detached house offering well planned accommodation with high specification, driveway parking for two cars and enclosed garden. Benefitting from gas fired central heating, double glazing, remaining balance of the builder's warranty and Karndean flooring. The immaculate accommodation in brief comprises: reception hall, lounge with square bay window and french doors to the garden, a spacious and well appointed kitchen/dining room with attractive range of units and integrated appliances, cloakroom/wc, a spacious master bedroom with built in wardrobe large en suite shower room, two further bedrooms and family bathroom.

www.cavendishresidential.com



LOCATION

Dating from 2017, the property is located close to the centre of this popular village community which is some four miles from Mold and 12 miles from Chester. The A55 Expressway is within a short drive at Ewloe, enabling ease of access throughout the region and the village has a popular primary school, shop, church and inn.

THE ACCOMMODATION COMPRISES:

Canopy front porch with modern double glazed composite panelled door to:

RECEPTION HALL

White spindled staircase to the first floor, Karndean wood effect flooring, telephone point and radiator. White panelled interior doors.

CLOAKROOM/WC

1.83m x 0.91m (6' x 3')

Fitted with a white suite comprising low flush wc and pedestal wash hand basin with mixer tap and tiled splashback. Karndean wood effect flooring, radiator, extractor fan and double glazed window.



LOUNGE

4.93m x 3.05m (16'2" x 10')

An attractive and well lit room with double glazed square bay window to the front and matching french doors to the rear leading out to the patio and garden. TV and telephone points and two radiators.



KITCHEN DINER

4.95m x 3.02m > 4.14m (16'3" x 9'11" > 13'7")

A spacious open plan room with double glazed square bay window to the front, further double glazed window to the rear and double glazed exterior door to the garden. The kitchen is fitted with a comprehensive range of light cream fronted base and wall units with chrome style handles and contrasting dark toned wood grain effect worktops. Integrated appliances comprising four-ring gas hob, cooker hood, electric oven, fridge freezer and dishwasher. Void and plumbing for washing machine. Recessed lighting, deep under stairs storage cupboard, radiator, tv and telephone points and continuation of the Karndean wood effect flooring.



FIRST FLOOR LANDING

Radiator and built-in cupboard housing the pressurised hot water cylinder tank. White panelled interior doors to all rooms.



BEDROOM ONE

4.72m x 2.79m (15'6" x 9'2")

An attractive room with double glazed window to the front, built-in wardrobe with mirror sliding door fronts and radiator.



BEDROOM THREE

2.06m x 2.06m (6'9" x 6'9")

Double glazed window to the rear and radiator.



EN SUITE

2.26m x 1.45m (7'5" x 4'9")

Well appointed with a white three piece suite comprising tiled shower enclosure with folding screen and mains shower valve, pedestal wash basin with mixer tap and low flush wc. Recessed lighting, shaver point, extractor fan, double glazed window and Karndean tile effect flooring.



BEDROOM TWO

3.10m x 2.79m (10'2" x 9'2")

A double sized room with double glazed window to the front, radiator and deep built-in cupboard housing the Worcester gas fired central heating boiler.



BATHROOM

2.51m x 2.03m (8'3" x 6'8")

Well appointed with a modern white suite comprising panelled bath with mixer tap and Aqualisa electric shower with glazed screen, pedestal wash basin with mixer tap and low flush wc. Attractive part tiled walls, matching Karndean tile effect flooring, chrome towel radiator, shaver point, recessed lighting and double glazed window.



OUTSIDE

Landscaped front garden areas with deep barked borders stocked with a variety of established shrubs and bushes. A pathway leads to the front door. Tarmacadam driveway to the left hand side of the property provides parking for two cars.

REAR GARDEN

Enclosed lawned garden with small paved patio.



COUNCIL TAX

Flintshire County Council - Council Tax Band E.

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 around to the right whereupon the property will be found on the right hand side.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information please contact our local rental valuer, Shauna Moore on 01352 752220 or shauna.moore@cavendishrentals.co.uk

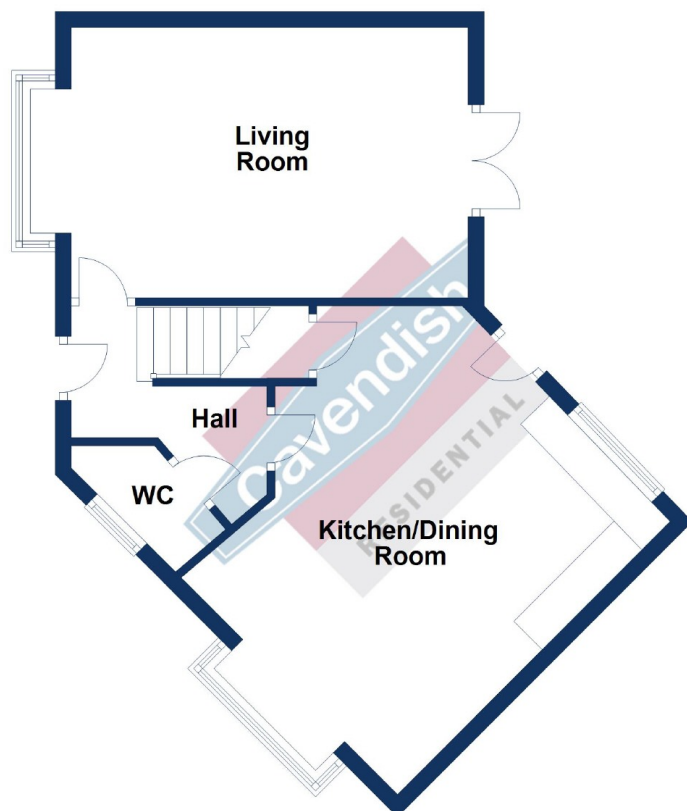
VIEWING

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

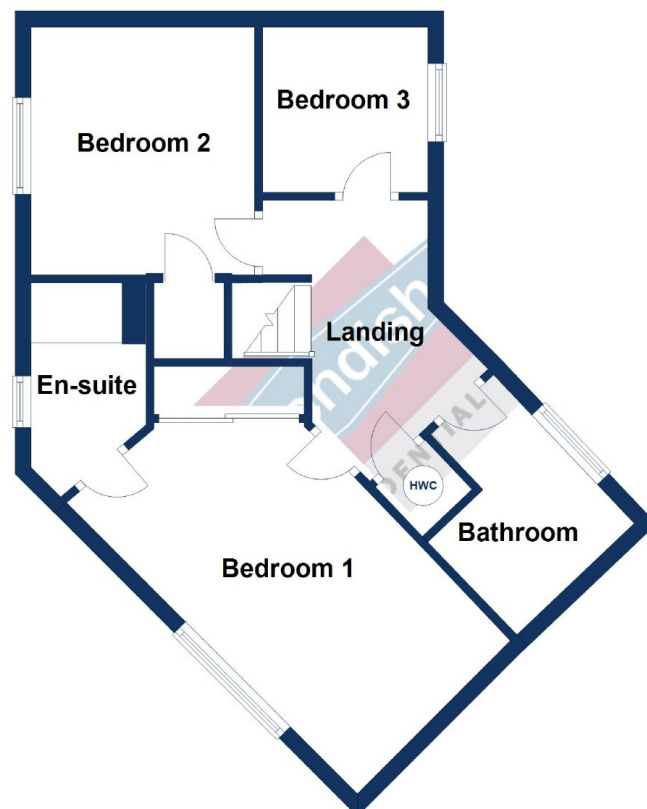
FLOOR PLANS - included for identification purposes only, not to scale.
DCW/JF



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.

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