



105 Church Road Buckley, Clwyd CH7 3JJ

If you are looking for a real Tardis of a home that resembles a typical three bedroom semi until you step inside, with acres of real wood flooring, a stunning kitchen with separate dining room, enormous conservatory and oh, did I mention the self contained annexe? Then we really do have a NewHome4U

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**** IF YOU HAVE AN ELDERLY RELATIVE OR A YOUNGSTER NOT QUITE READY TO FLY THE NEST BUT WANTING INDEPENDENCE - THEN KEEP READING THIS ****

Situated on Church Road a few yards from St Mathew's church (unsurprisingly), we find this gem of a home. Cleverly disguised as a perfectly normal three bedroom semi it really does play havoc with your preconceptions as you move through it from room to yet another room. Not only its sheer size but the way it is laid out all contribute to its being sufficiently flexible to accommodate every possible permutation of family that I can think of and to do so in comfort and style. That it is so conveniently located for both local amenities and the nearby major road network is merely the icing on the already very appealing cake.

A sizeable front garden has been block paved to provide generous off road parking and this, with the additional parking to the side of the home further adds to its family credentials. The home features the upper and lower bay windows typical of its era, while the front door lies protected within a vaulted porch. Either side of the front door are feature leaded windows also typical of the era but these, far from looking old fashioned provide an atmospheric and appealing touch.

Entering the hall we are greeted by a broad space with very attractive solid wood flooring and the stairs rising from our right while to the left is the door into the front lounge. Here the wood floor continues, though this is in a high quality gloss finish laminate. The previously mentioned bay window ensures excellent levels of light while the main focal point of the room is the impressive oak mantelpiece with its log burner nestling beneath. It should be pointed out that this was installed by the current owner and not having been certified will be removed prior to sale.

Moving towards the rear of the home we come to the second lounge, where a real wood floor resumes. In here we find another log burner in an attractive fireplace and this one, having been professionally installed will be remaining. What was originally another rear facing bay window has had the centre section removed to be replaced by French doors opening into the first of this home's surprises.

We step out of the lounge into one of the largest conservatories I can recall in what I would term a 'normal' house. Easily twice the length of anything you would usually expect it has the room to become anything you wish it to be; sun room, play room, additional dining room, you name it. If you can think it, there is space to indulge it.

Alongside here is the kitchen which again surprises with its sheer size. With a beautiful ceramic tiled floor adding class and practicality it features units set along either side with additional space provided by the way the sink fits into the box bay window on the outer wall. All the necessary labour saving devices are present and correct so I won't list them for fear of sounding like an Argos catalogue. One item worthy of note however, is the wall mounted gas combi central heating boiler which was renewed less than two years ago. There is a back door opening onto the side parking area before an imposing set of fully glazed twin doors open into the formal dining room.

In here the wood flooring resumes, offering an attractive counterpoint to the dark wood furniture which principally consists of a full six seat dining table, accommodated with ease and still allowing the butler to move around without jostling elbows which is always a bonus. A set of French doors to the side open into the mid-point of the conservatory which gives some idea of its size. These have the effect of joining the two spaces in a way that adds to the versatility of the home in a very appealing way.

Beyond the dining room is a utility room housing not only the machinery you expect but sufficient units and equipment to make a secondary kitchen and is big enough to find use as an open plan living area with another (again unofficial) log burning stove and with a huge store room off it. Opposite the back door into the garden another door to the rear of here reveals a beautifully tiled bathroom, with a wall mounted sink, lavatory and large corner shower cubicle with electric shower. And finally, at the end of the home we discover the downstairs bedroom. This is a large and comfortable double room with two big fitted wardrobes and kept bright and cheerful by its twin aspect windows and completes what is in reality a self contained flat within this surprising and attractive home.

Moving upstairs things become a little more normal but that is not to say in any way disappointing, far from it. Towards the front of the home, the smallest bedroom is admittedly not huge. It is however, well able to accommodate a single bed (or a set of upper and lower bunks) along with various storage units, chests of drawers and so on, making it ideal for a child or as an occasional guest room.

Adjacent to here and also overlooking the front of the home is a large and comfy double room with a big bay window. Its space is further maximised by the two huge fitted wardrobes with additional storage above and an integrated dressing table occupying the void between them.

Moving to the rear of the home we find the remaining bedroom. This overlooks the rear garden and conservatory, presenting a very pleasant panorama and is similarly equipped to its front facing cousin with the same twin fitted wardrobes. Here however, instead of a dressing table in their centre, there is a cast iron Victorian fireplace which, positioned above the lounge with its working chimney, could be opened up and used if desired.



Finally we find the family bathroom. This features a ceramic floor and is attractively tiled from floor to ceiling throughout, with a heated towel rail/radiator on the left as we enter. The suite comprises a pedestal hand basin, lavatory and bath with glass screen and a twin headed rain/power shower fed directly from the freshly renewed combi boiler.

Useful information:

COUNCIL TAX BAND: E (flintshire)
ELECTRIC & GAS BILLS: (to be confirmed)
WATER BILL: (to be confirmed)

Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all this is somewhere that defines the term "family home". With its four bedrooms, self contained annexe suitable for elderly parents or youngsters not quite fledged but needing a degree of independence (but not too much), lovely garden, huge conservatory, choice of lounges, separate formal dining room, is there anything it cannot do? Is there any blend of family requirements it cannot cater for? If there are, I've yet to think of them and that it is so conveniently positioned and so well priced simply adds to its appeal. If you have a demanding family and you want a home, perhaps this is the one 4u.

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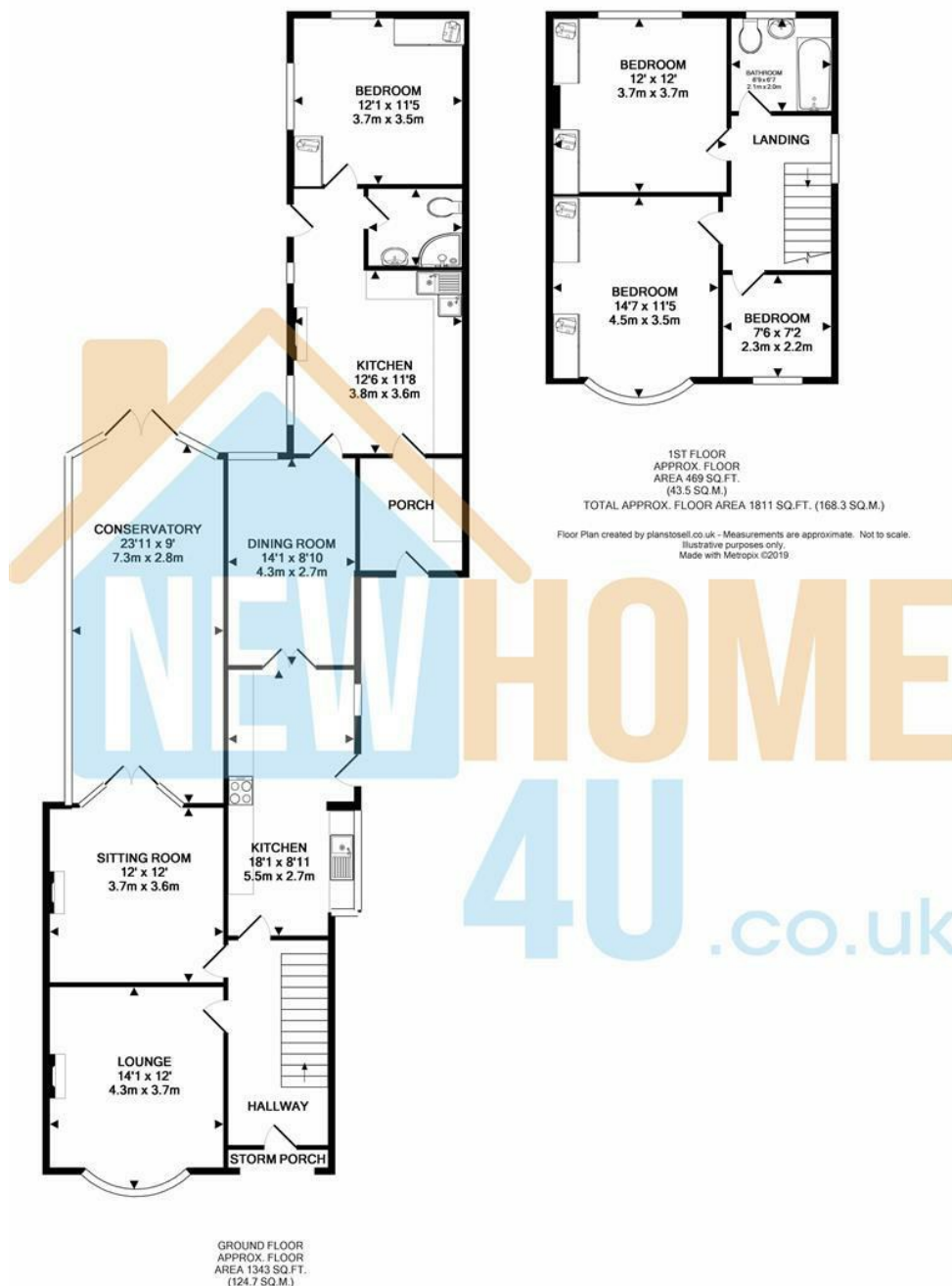
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	Current	Potential
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(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 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	EU Directive 2002/91/EC