



Larksfield Close

Rhos Estyn Lane,
Hope, Wrexham LL12 9RQ

£275,000

*** 4 BEDROOMS * SMALL DEVELOPMENT * BACKING ONTO FARMLAND.** Attractive four bedroom detached house forming part of a modern development off Rhos Estyn Lane in the popular village of Hope, within the catchment area for Castell Alun High School. The accommodation briefly comprises: entrance porch, reception hallway, cloakroom/WC, large living room with bay window and Inglenook style fireplace, dining room, double glazed conservatory, fitted kitchen, granite worktops and integrated cooking appliances, utility room, spacious landing, principal bedroom with fitted bedroom furniture, en-suite shower room, bedroom two with fitted bedroom furniture, bedroom three with fitted bedroom furniture, bedroom four and bathroom. The property benefits from double glazing and gas fired CH. Externally there is a small lawned area at the front with small trees and block paved driveway leading to a single garage. To the side and rear there is a lawned garden and block paved patio being enclosed by wooden fencing. The rear garden enjoys a sunny aspect.

Larksfield Close, Rhos Estyn Lane, Hope, Wrexham LL12 9RQ

LOCATION

The village of Hope lies in a convenient position for access to Chester, Wrexham, Mold and the A55 at Dobshill enabling ease of access throughout the region. Alternatively there are good railway links to Wrexham, Wirral/Liverpool. There are facilities catering for most daily requirements within the village including a newly opened health centre, parish church, post office/general store, leisure centre, restaurants, library and public house. There are also well regarded Primary and Secondary Schooling within the village.

APPROXIMATE DISTANCES

Gresford - 4 miles, Higher Kinnerton - 3 miles, Hawarden - 6 miles, Mold - 6 miles, Wrexham - 6 miles, Chester - 10 miles, Liverpool - 25 miles, Liverpool Airport - 35 miles, Manchester Airport - 44 miles and Manchester - 51 miles. (Source - RAC Route Planner)

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

ENTRANCE PORCH

Double glazed sliding entrance door with leaded glass, tiled floor, exposed brickwork and light point. Composite double glazed entrance door to the Reception Hall.

RECEPTION HALL

Single radiator, coved ceiling, smoke alarm, thermostatic heating controls, ceiling light point, spindled staircase to the first floor. Doors to the Living Room, Kitchen and Cloakroom/WC.

CLOAKROOM/WC

1.30m x 1.02m (4'3" x 3'4")

Low level WC and corner wall mounted wash hand basin. Part-tiled walls with a decorative border tile, tiled floor, single radiator, UPVC double glazed internal window with obscured leaded glass, electrical consumer board and ceiling light point.

LIVING ROOM

5.44m plus bay x 3.35m ext to 4.42m into Inglenook (17'10" plus bay x 11' ext to 14'6" into Inglenook)

UPVC double glazed leaded bay window overlooking the front, two double radiators, coved ceiling with two ceiling light points, two wall light points, and feature Inglenook with two UPVC double glazed leaded windows and central fireplace housing a 'living flame' coal-effect enclosed gas fire. Double opening doors to the Dining Room.



DINING ROOM

3.05m x 2.74m (10' x 9')

Coved ceiling, ceiling light point, single radiator and double glazed sliding patio doors to the Conservatory.



CONSERVATORY

3.30m x 2.82m (10'10" x 9'3")

Double glazed conservatory set on a brick-built base with a pitched polycarbonate roof, ceiling fan with light, wall mounted electric heater, three double power points and double opening French doors to outside.



KITCHEN

3.61m x 2.74m (11'10" x 9')

Fitted with a modern range gloss fronted units incorporating drawers and cupboards, featuring a magic corner cupboard with two pull-out shelves, and granite worktops with matching up-stands. Inset one and half bowl Franke stainless steel sink unit with mixer tap and drainer grooved into the worktop. Wall tiling to work surface areas. Fitted four-ring Neff electric hob with chimney style extractor above and built-in Neff electric fan assisted oven and grill. Space for American style fridge freezer, plumbing and space for dishwasher, kick-board 'hydronic plinth heater', Karndean flooring, ceiling light point and UPVC double glazed window overlooking the rear with views towards farmland. Opening to the Utility Room.



UTILITY ROOM

Fitted with a matching range of kitchen units incorporating a tall cupboard and a tall larder cupboard. Fitted granite worktop with plumbing and space for washing machine and space for tumble dryer beneath, ceiling light point, Karndean flooring, central heating and hot water controls, wall mounted Myson Apollo gas fired central heating boiler, UPVC double glazed window and UPVC double glazed door with obscured glass to outside.

FIRST FLOOR LANDING

Spacious landing area with spindled balustrade, ceiling light point, smoke alarm, single radiator, access to part-boarded loft space with light point and built-in airing cupboard housing the hot water cylinder with slatted shelving. Doors to the Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.



PRINCIPAL BEDROOM

4.95m into wardrobe x 3.15m plus recess (16'3" into wardrobe x 10'4" plus recess)

Fitted with a comprehensive range of Hammonds bedroom furniture incorporating wardrobes, bedside cabinets, dressing table and matching headboard. UPVC double glazed window with leaded glass overlooking the front, ceiling light point with dimmer switch control and single radiator. Door to En-Suite Shower Room.



EN-SUITE SHOWER ROOM

2.29m maximum x 2.01m maximum (7'6" maximum x 6'7" maximum)

Coloured suite comprising: tiled shower enclosure with Redring electric shower, glazed shower screen and folding glazed door; pedestal wash hand basin; and low level WC. Part-tiled walls, display shelf, wall light with electric shaver point, ceiling light point, electric towel radiator, single radiator, extractor and UPVC double glazed window with obscured leaded glass.



BEDROOM TWO

3.43m x 3.30m maximum (11'3" x 10'10" maximum)

Fitted with a range of bedroom furniture incorporating wardrobes, shelving and a chest of drawers with drawer units to each side. UPVC double glazed window overlooking the rear with views over farmland, single radiator and two ceiling light points.



BEDROOM THREE

4.06m x 2.54m (13'4" x 8'4")

Fitted with a range of bedroom furniture incorporating wardrobes, shelving and chest of drawers with drawer units to each side. UPVC double glazed leaded window overlooking the front, single radiator and ceiling light point.



BEDROOM FOUR

3.02m maximum x 2.51m maximum (9'11" maximum x 8'3" maximum)

UPVC double glazed window overlooking the rear with views towards farmland, ceiling light point and single radiator.

FAMILY BATHROOM

2.01m x 1.80m (6'7" x 5'11")

Coloured suite with gold style fittings comprising: panelled bath with mixer tap and shower attachment; pedestal wash hand basin; and low level WC. Part-tiled walls, wall light with electric shaver point, single radiator, ceiling light point and extractor.



OUTSIDE

The property forms part of a small cul-de-sac of Rhos Estyn Lane. To the front there is a small area of lawn with a number of small trees and a block paved driveway with parking for three/four cars which leads to a single garage. External gas meter cupboard to side. Gated pathways at each side provide access to the side and rear garden. To the side and rear there is neatly laid lawned garden with a block paved patio and pathway being enclosed by wooden fencing. Timber built garden shed, pear tree and outside water tap. The rear garden enjoys a sunny aspect and backs onto farmland.

REAR GARDEN



SIDE GARDEN



REAR ELEVATION



VIEWS



SINGLE GARAGE

5.44m x 2.49m maximum (17'10" x 8'2" maximum)

With an up and over garage door, light, power and UPVC double glazed window with obscured glass to side.

AGENT'S NOTES

- * Council Tax Band F - Flintshire County Council.
- * Tenure - understood to be Freehold. Purchasers should verify this through their solicitor
- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * The property has an electric 'Smart' Meter provided by Eon.

DIRECTIONS

Proceed out of Chester over the Grosvenor Bridge to the Overleigh roundabout and take the third exit along Lache Lane. Continue into open countryside to the roundabout by Bodfari Foods and take the turning right towards Kinnerton, passing through Gorstella and Lower Kinnerton. Proceed through Higher Kinnerton, passing the Royal Oak Public House and the Village Store. Follow Kinnerton Road out of the village for approximately one and a half miles and take the turning right after Lower Mountain Road into Rhos Estyn Lane. Then take the first turning left into Larksfield Close and the property will be found within the cul-de-sac on the left hand side.

VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

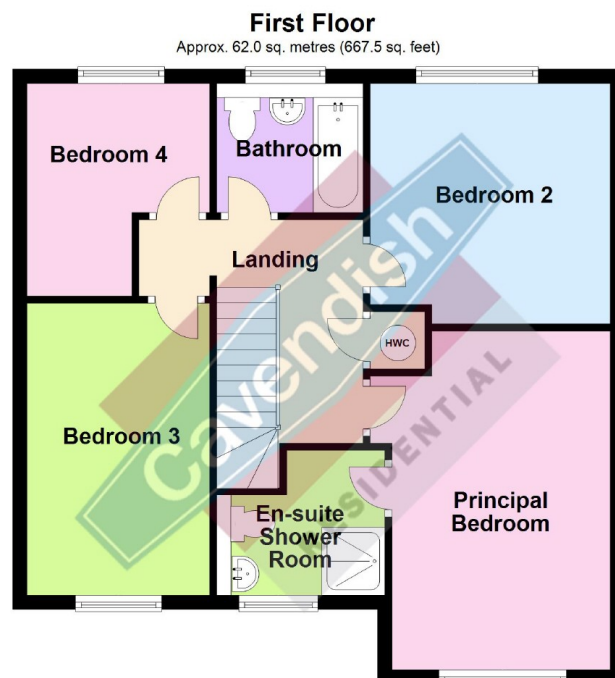
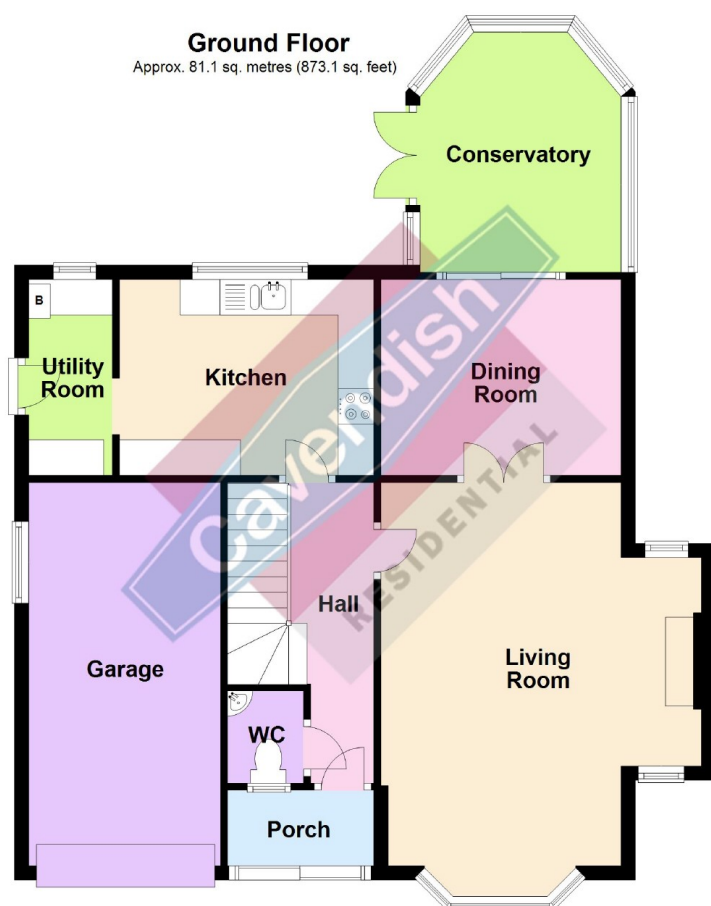
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LOCAL PROPERTY EXPERT



PS/CC



Total area: approx. 143.1 sq. metres (1540.6 sq. feet)

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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