



7 Jacobean Way Buckley, CH7 3GF

If you are looking for a surprisingly spacious three bed modern family home in Buckley, located in a popular quiet cul-de-sac where children can play safely in the streets and equally importantly, space for them and the family to grow into, all in mint condition.....then this is the perfect NewHome4U

- THREE BEDROOM SEMI DETACHED
- WELL EQUIPPED KITCHEN/DINING ROOM
- STYLISH FAMILY BATHROOM
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410
- QUIET CUL-DE-SAC LOCATION
- LARGE LOUNGE WITH PATIO DOORS
- EN-SUITE TO MAIN BEDROOM
- MINT CONDITION
- *** CHAIN FREE ***
- DETACHED GARAGE + OFF ROAD PARKING

Offers in excess of £190,000

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** Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy **

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

Large estate developments are springing up everywhere these days and this, on the site of the historic brickworks in Buckley is one example. Several years in the making it has recently been completed and is now settling down into assuming its own identity, becoming a pleasant and convenient place to live. This particular home is tucked away in a small cul-de-sac and is thus free of any passing traffic making it a reassuringly safe environment for young children.

Facing the house head on you have an area of crushed gravel and several established shrubs providing a degree of privacy while to the side of the home is a long driveway and the garage at the far end. Walking down the pathway which leads to the front door, you'll notice a covered porch above the door to help keep the rain off you while trying to find your keys. Upon opening it you'll enter the entrance hallway.

Quality large plank wood effect flooring welcomes you in and it's kept bright in here due to the diamond shape glass panel window in the front door. Immediately on your right is the very useful downstairs toilet.

In here are your usual suspects, all in a very contemporary style, your wall-mounted sink, toilet and a frosted window to let the natural light in and prying eyes out. A couple of storage cupboards sit along from the cloakroom, again useful space for hiding the things we so love to keep hidden i.e. Hoover, shoes, coats, husband, etc....

Across from the store cupboards is the door into the kitchen / diner. To my surprise this room was much larger than I imagined, in fact the whole house has the feel of the Dr Who Tardis, from the outside it appears small but inside, you wonder how the builder crammed everything in but yet still retaining the sense of space.....ingenious - but that's why they are such good builders!

As you walk in the first thing you notice is the triple windows that let the light just flood into this room. Large glossy tiles on the floor add even more glamour to this space, where you can easily put a table and chairs for when your friends and family pop over. The good thing about this room is, it's made for entertaining, so whilst you or your partner are cooking, you'll be sure not to miss out on any of the fun.....unless you're a rubbish cook! (sorry if you are, no offence intended)

Moving up to the business end of the kitchen and to the left and right are stylish floor mounted storage cupboards, with useful drawers & cupboards under the durable work surfaces, giving plenty of space for food preparation and also modern day gadgets. Part tiled walls stop any unwanted marks distressing the paint. On the far wall of the kitchen is an array of useful things, like the integrated fridge / freezer, oven and grill and even more storage space and all this is beautifully hidden away.

Back down the hallway to the lounge which is located at the far end of the home and runs the full width of this gorgeous home. As you walk in your eyes are drawn to the almost full length windows and doors, which open out into the private rear garden.....but before we go outside, let's take a quick look at the lounge. This is a very generous space here, able to accommodate one of the huge corner settees that are so popular today but which can so easily dominate a room. This relaxing room is made doubly attractive by the quality wood laminate flooring and offers views of the enclosed and pretty garden.

Stepping through the large patio doors into the garden, you'll find a patio area directly outside the doors, ideal for putting a table and chairs on so that you can sit outside in the sun and dine alfresco or just soak up the rays with a beer / glass of wine or just a good old cuppa. Beyond the lawn area surrounded by crushed slate paths and decorative plants in various pots is a further section of raised decking. This is the perfect spot for some serious navel gazing, as the BBQ gently sizzles and your cares drift away. A side gate takes you from the side of the patio onto your driveway, where you'll find your much loved and sought after detached garage.

Not much I can really say about the garage other than it does have light and electric in it, in the olden days it was a great place for storing cars but now-a-days it's more likely a place for storage – whichever you choose, it's a very handy extra space – that not everyone has the privilege of owning!

Back inside the house and up the turned staircase to the first floor landing which again, is a nice bright space keep this way by a window at the top. Doors open into all of the sleeping accommodation and family bathroom, there's a useful loft hatch allowing you another place to hide and store more things and yet another door which opens into a storage cupboard.

The main bedroom is a good sized double room with plenty of space for a large bed and side cabinets, there's also a built in wardrobe and an en-suite shower room.

Inside the en-suite is a contemporary suite made up of a stylish wall mounted sink, toilet and a glass shower cubicle. An en-suite is so useful if you have friends over or young children and don't want to wake them when you get caught short at night – come on, we all do at some point in our lives ??

The second bedroom is again another double, while the third bedroom is a quite decent size, making an ideal bedroom for a younger child or if you can afford the luxury, a dressing room. For either the Mr or Mrs of the household obviously – nothing sexist about us here... However, in these difficult days of lock-downs it would make a great office.



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Finally, the family bathroom. Again it's got everything that you'd expect in here, with its contemporary toilet to its wall mounted sink, there's even a bath with a glass shower screen and shower over (for the best of both worlds), part tiled walls help keep the wet out of the places you don't want it and to top it all off, a couple of frosted windows which help to keep the light in and prying eyes out.

Useful information:

COUNCIL TAX BAND: D (Flintshire)

ELECTRIC & GAS BILLS: TBC

WATER BILL: TBC

There is a Green Charge on this property of £22 PCM

****PLEASE NOTE**** 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 the perfect home for a small growing family. Being positioned where it is at the innermost point of the estate means it is safe for small children while the size of the accommodation means that the rest of the family is never too cramped. The kitchen is spacious and well equipped enough to make feeding the ravening hordes of the kids' visiting friends as simple as it can ever be while the en-suite ensures that Mum & Dad can always get a shower at a time of their choosing. The garden is perfect for playing or, as they get older, entertaining and the shops and facilities of Buckley are within easy reach, as is the major road network for access to whatever the locality cannot supply. Is there anything it can't do? Not that I can see, so come and look for yourself.

Now, 'unlike the other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office, so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 ***** STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

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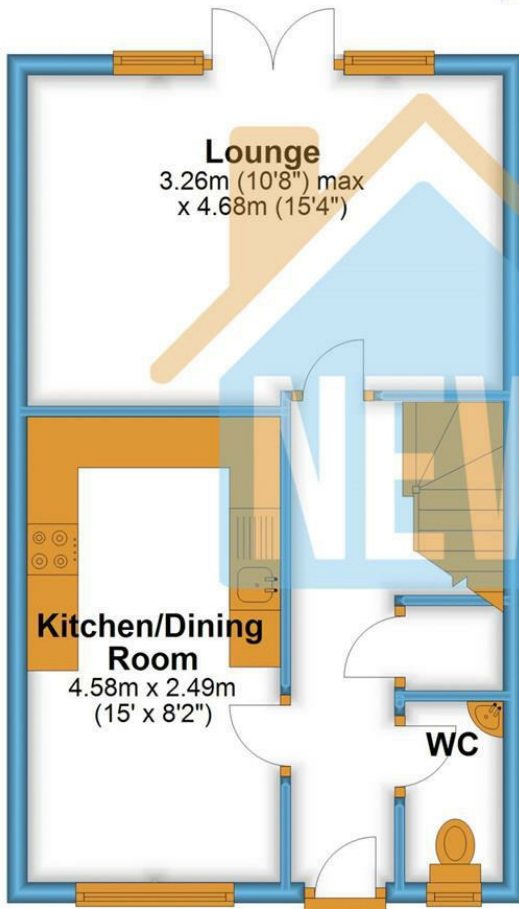
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4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
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(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ??)

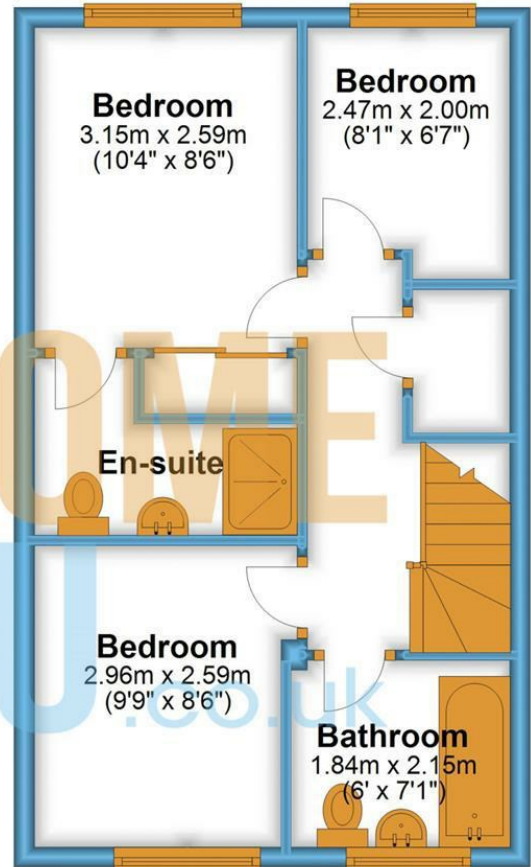
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact NewHome4U Ltd and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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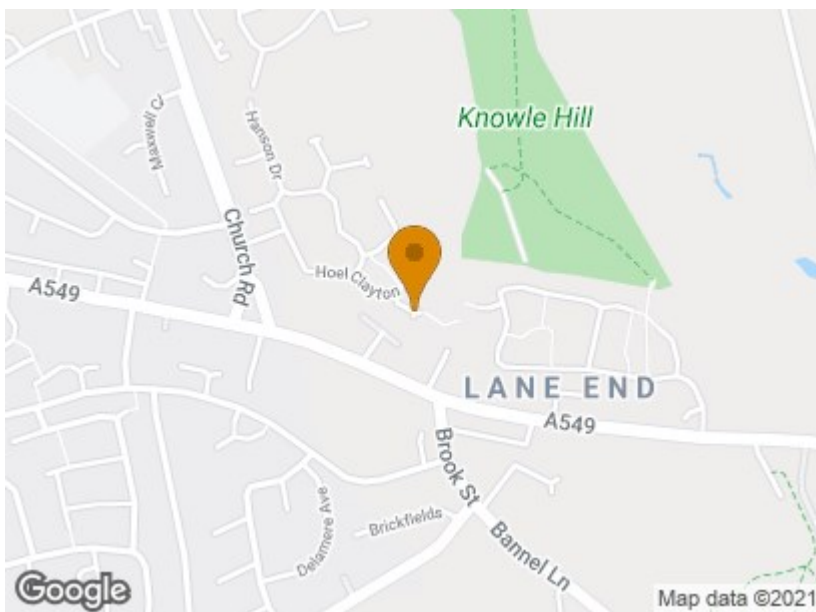
Ground Floor
Approx. 37.2 sq. metres (400.1 sq. feet)



First Floor
Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 74.9 sq. metres (806.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(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	

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	