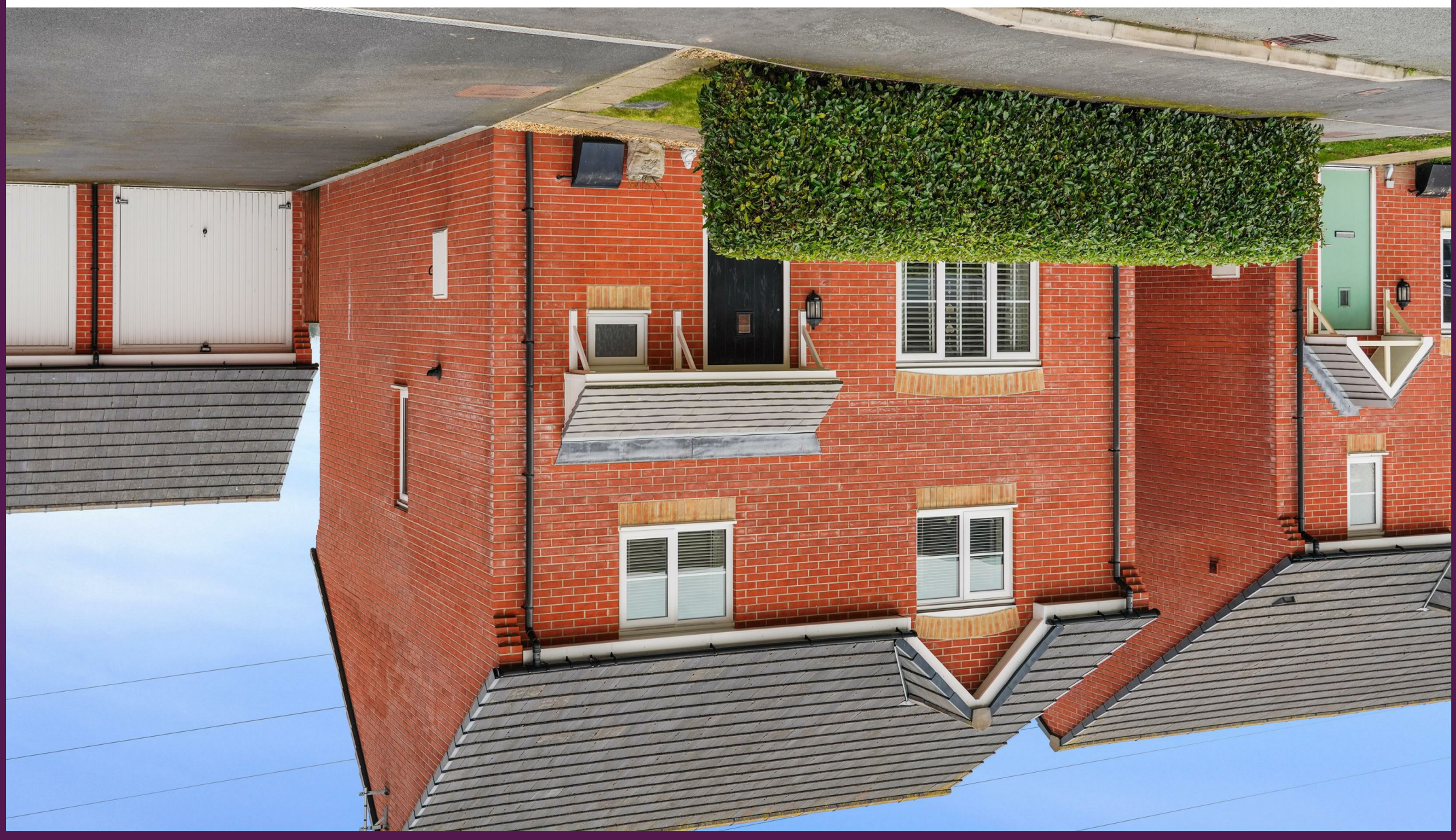
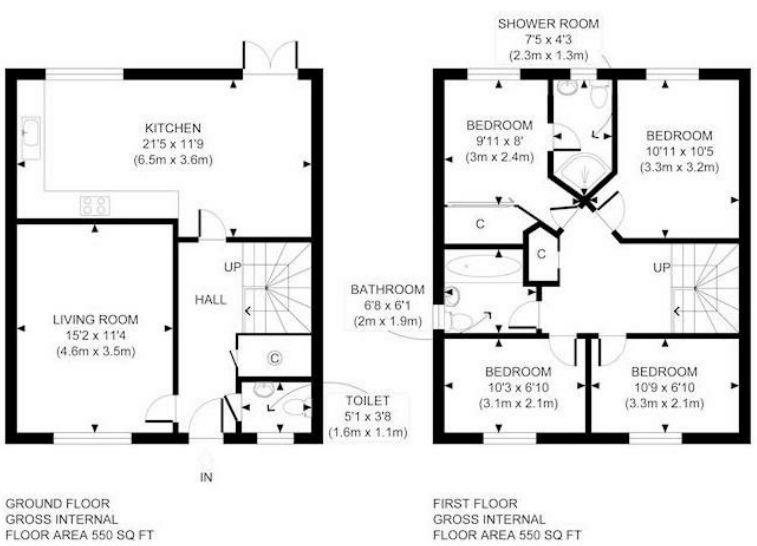
£285,000

WAVERLEY DRIVE, DRURY





APPROX. GROSS INTERNAL FLOOR AREA 1100 SQ FT / 102 SQM	Waverley Drive
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 17/03/22
	photoplan

William Gleave Buckley
1 - 3 Mold Road
Buckley, CH7 2JA

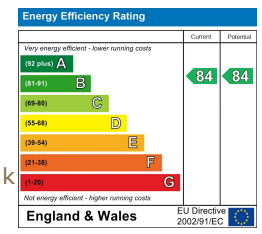
T: 01244 543651
E:
W: www.wgestateagents.co.uk

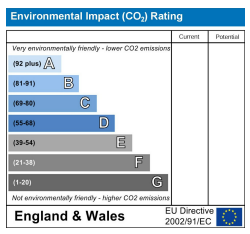
William Gleave Rhyl
19 Clwyd Street
Rhyl, LL18 3LA

T: 01745 336 699
E: rhyl@wgestateagents.co.uk
W: www.wgestateagents.co.uk

William Gleave Llandudno
47-49 Madoc St
Llandudno, LL30 2TW

T: 01492 873 854
E: llandudno@wgestateagents.co.uk
W: www.wgestateagents.co.uk





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Ideal Family Home | Great Location - A beautifully presented four bedroom detached home which is situated on Waverley Drive, Drury and within easy reach of local amenities and the A55 expressway. In brief, the property comprises of reception hall, wc, living room, large open plan kitchen/dining room with integrated appliances and french doors leading out to the garden with open views to the rear. To the first floor there are four double bedrooms and a family bathroom, the master bedroom with a fitted double wardrobe and en-suite. Externally there is a driveway to the side of the property allowing parking for multiple vehicles which in turn leads onto the garage with up and over door. The rear garden benefits from a private, sunny aspect with a paved patio area and grass lawn with decorative flower borders and is fully enclosed with timber fencing.

Entrance Hall
Double glazed front door leading into entrance hallway, turned stairs case rising to the first floor, there are doors off the hallway leading into the living room, kitchen/diner and WC. Also benefitting from a spacious storage cupboard, wood effect flooring, radiator and power point.

WC
WC, wash hand basin with mixer tap, frosted double glazed window to front, radiator, wood effect flooring.

Storage Cupboard
Housing the combi boiler with ample storage.

Living Room
A spacious living room with a double glazed window to the front, feature fireplace with electric fire, television point, power point and radiator.

Kitchen / Diner
Open plan kitchen diner comprising of stylish fitted wall, base and drawer units, with complimentary work-surface over and splash-back, inset stainless steel sink and drainer with swan neck mixer tap, with a range of integrated appliances to include, four ring hob, extractor, oven and grill, fridge freezer, dish washer and washing machine. Double glazed window in the kitchen area looking out onto the garden, double glazed french doors leading out to the garden from the dining area, vinyl flooring, radiator, power points.

Landing
Spacious landing with doors leading off to the bedrooms and main bathroom, double glazed window to the side.

Bedroom One
Window to rear overlooking garden, benefiting from fitted wardrobes to side, radiator, power points door leading to en-suite.

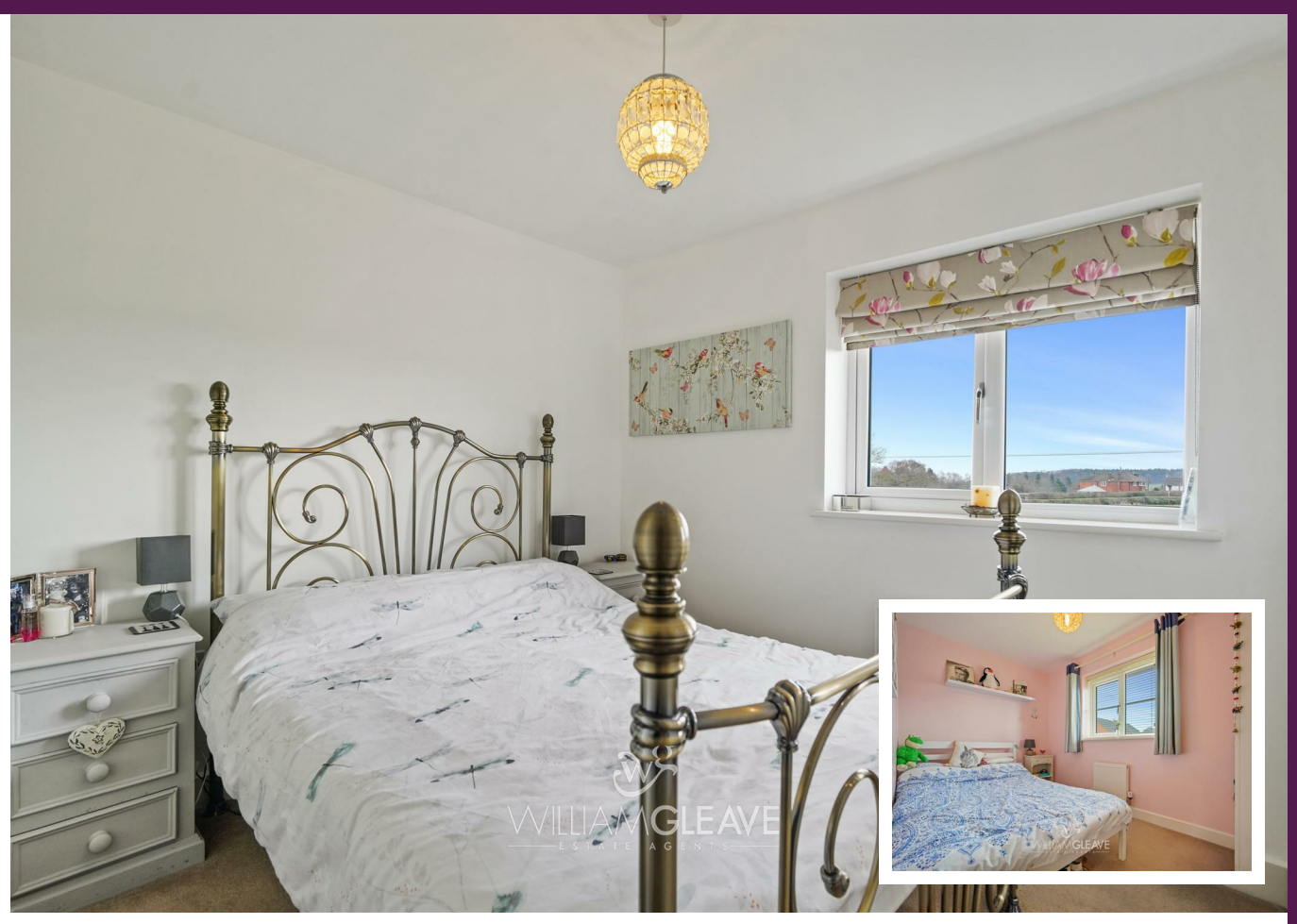
En Suite
Corner shower with glass shower screen, WC, wash hand basin, ladder style towel radiator, part tiled walls, frosted window to rear.

Bedroom Two
Double bedroom, window to rear, radiator and power points.

Bedroom Three
Double bedroom, window to front, radiator and power points.

Bedroom Four
Double bedroom, window to front, radiator and power points.

Main Bathroom
Frosted window to the side, panel bath with shower over and glass shower screen, WC, wash hand basin, complimentary part tiled walls, ladder style towel radiator, vinyl tile effect flooring.

External
Enclosed rear garden with paved patio area and grass lawn with decorative borders, open views to the rear and fully enclosed with timber fencing . There is a driveway to the side of the property allowing parking for multiple vehicles, leading to the garage which can be accessed via the up and over door.

We Can Help
William Gleave Estate Agents are one of the leading independent, respected estate agents in North Wales. Whether you are thinking of selling, renting, buying or just need some friendly advice, William Gleave are here to help. We understand the process can be daunting however if you're a first-time buyer or an experienced landlord our experienced teams are here to ensure everything runs smoothly. Call us today on 01244 543 651