




WILLIAMGLEAVE
— ESTATE AGENTS —

5 Hollins Court, Hawarden, CH5 3RY
Offers In Region Of £800,000

An exceptional five bedroom detached home situated within the exclusive Hollins Court, in the sought after village of Hawarden. The property is immaculately presented throughout and offers everything a buyer could ask for, from open plan kitchen/diner, spacious & flexible accommodation, underfloor heating, bi-folding doors and a large rear garden. In brief, the property comprises of; welcoming entrance hall with a central oak staircase, kitchen/diner/family room with modern fitted kitchen and a range of integrated appliances, utility room, spacious dining room, study, shower room and living room with bi-folding doors opening onto the rear garden. To the first floor there is a large landing area with a window to the front elevation offering far reaching views, there are five bedrooms and main bathroom. Two bedrooms benefit from having an en suite. Externally, to the front of the property there is a driveway allowing parking for multiple cars with access to the double garage via the electrically operated door. There is a timber gate with a pathway to the side of the property allowing access into the rear garden whilst to the adjacent side there are double gates which open onto an additional slated area, offering parking for further vehicles or motorhome/caravan/trailer. The rear garden is spacious can be accessed from the living room via bi-fold doors and is mostly laid with lawn, whilst having a large paved patio area offering a great space for entertaining over the summer months. It is fully enclosed with timber fencing and mature hedging, whilst benefitting from a private and sunny aspect.



- Substantial Five Bed Detached
- Part Of An Exclusive, Private Estate
- Immaculately Presented Throughout
- Versatile Reception Rooms
- Spacious Kitchen/Diner/Family Room
- Finished To A High Specification
- Ample Parking, Double Garage
- Large Rear Garden - Private Aspect
- Viewing Is Highly Recommended







Entrance Hallway

Entering through the grey coloured composite front door with obscured glass side panels, the entrance hall's focal point is the stunning central oak staircase with glass balustrades and oak hand rail. There are three radiators, wall mounted thermostat, power points and oak veneer doors leading to the kitchen, utility, dining room, study, shower room and living room.

Dining Room

A spacious and versatile space with four uPVC double glazed windows to the front and side elevation, radiator and power points.

Study

Currently used as a study offering a versatile space with three uPVC double glazed windows to the front elevation, radiator, telephone point.

Shower Room

A stylish three-piece suite comprising of a large walk in shower with rainfall shower head and glass shower screen, low flush wc with a concealed cistern and wash hand basin with chrome mixer tap with useful storage cupboard below. The walls are partly tiled with a feature tile border, wall mounted mirror with storage, chrome ladder style towel radiator, inset ceiling spotlights, extractor fan.

Living Room

Entering through the double oak veneer doors, the spacious living room has two radiators, power points and aerial point. There is an opening to the rear which leads into a further living space with bi-folding doors and three Velux windows offering an abundance of natural light. This space truly has a wow factor with the bi-folding doors opening onto the large patio area, it would make a great space for entertaining over the summer months.

Kitchen/Dining/Family Room

A versatile and spacious open plan room with a stylish fitted kitchen and further space to offer a dining area and family space. Benefitting from a dual aspect with uPVC double glazed windows to the rear and side and double doors leading outside, this room boasts an abundance of natural light and would make an ideal entertaining space. The floor is tiled with polished tiles, radiator to side, vertical wall radiator, under floor heating with wall mounted control, television point, power points.

The kitchen comprises of a range of white gloss handleless wall, base and drawer units with complementary black marble worktops incorporating a large island with breakfast bar area. There is an inset 1 1/2 bowl stainless steel sink with mixer tap and drainer grooves within the worktop. There are a range of integrated appliances to include a five ring gas hob, extractor hood, double oven and grill, microwave, fridge/freezer and dishwasher. The island unit offers further storage space and has space for multiple bar stools.

Utility

Comprising of fitted base unit to one wall with granite worktop surface and inset stainless steel sink with drainer and chrome mixer tap. There is allocated space for a washing machine and dryer under the worktop. There are two large storage cupboards, one of which houses the wall mounted boiler. There is a uPVC glazed door to the side elevation leading outside and a uPVC double glazed window, tiled flooring, radiator, power points, heating control pad and consumer unit.

First Floor Landing

A spacious landing with a feature central light point to create a focal point, there is a uPVC double glazed window to the front elevation, there is access to the loft via a ceiling hatch, radiator, power points, wall mounted thermostat. Doors lead off to the bedrooms and family bathroom.

Bedroom One

A large double bedroom with a uPVC double glazed window to the rear elevation overlooking the garden, fitted wardrobes to the side with sliding doors offering ample storage space, radiator, television point, power points, door to side leading into the en suite.

En Suite

A white coloured four-piece suite comprising from a bath with chrome mixer tap, a corner rainfall shower cubicle, low flush wc with a concealed cistern and wash hand basin with chrome mixer tap and storage cupboard below. There is a ladder style radiator, tiled flooring, partly tiled walls, uPVC frosted window to the side elevation, inset ceiling spotlights, extractor fan. The en suite also benefits from under floor heating.

Bedroom Two

A large double bedroom with a uPVC double glazed window to the front elevation overlooking the garden, fitted wardrobes to the side with sliding doors offering ample storage space, radiator, television point, power points, door to side leading into the en suite.

En Suite

A three piece suite comprising from a walk-in rainfall shower cubicle with glass screen, low flush wc with concealed cistern and wash hand basin with mixer tap and storage cupboard below. The walls are partly tiled, tiled flooring, uPVC double glazed frosted window to the side elevation, chrome ladder style radiator, inset ceiling spotlights, extractor fan.

Bedroom Three

A spacious double bedroom with fitted wardrobes to the side, uPVC double glazed window to the rear overlooking the garden, television point, radiator and power points.

Bedroom Four

uPVC double glazed window to the rear elevation overlooking the garden, radiator and power points.

Bedroom Five

A light and airy room with three uPVC double glazed window to the front elevation, fitted wardrobes with sliding doors, television point, radiator and power points.

Bathroom

A stylish four-piece suite comprising of a wall mounted wc with concealed cistern and wash hand basin with mixer tap and storage below. There is a large walk in rainfall shower cubicle with glass screen and a double ended bath with central chrome waterfall mixer tap and handheld shower attachment. Chrome ladder style radiator, uPVC frosted window to the side elevation, fully tiled walls, tiled flooring, inset ceiling spotlights, wall mounted mirror with lighting, extractor fan.

Externally

To the front of the property there is a driveway allowing parking for multiple cars with access to the double garage via the electrically operated door. There is a timber gate with a pathway to the side of the property allowing access into the rear garden whilst to the adjacent side there are double gates which open onto an additional slated area, offering parking for further vehicles or motorhome/caravan/trailer. The rear garden is spacious and mostly laid with lawn, whilst having a large paved patio area offering a great space for entertaining over the summer months with bi-folding doors opening from the living room. It is fully enclosed with timber fencing and mature hedging, whilst benefitting from a private and sunny aspect. The garden benefits from having outdoor sensor lighting, outside tap and power sockets.

Garage

The garage has power and lighting and is accessed via the electrically operated door with access also available via a door to the side.

We Can Help

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Approximate total area⁽¹⁾

3189.89 ft²
296.35 m²

Reduced headroom

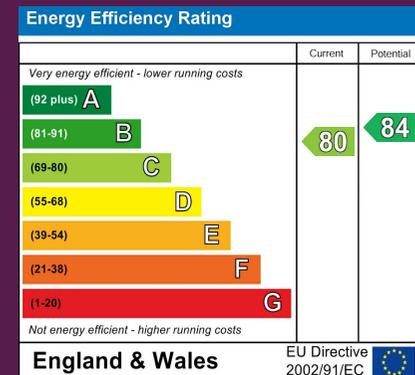
10.43 ft²
0.97 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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