



**NOT TO BE MISSED | STUNNING EXTENSION TO REAR WITH BI-FOLDING DOORS -**

A stunning three/four bedroom detached family home offering a delightful extension to the rear with bi-folding doors and a stylish fitted kitchen with a range of integrated appliances. Situated on the highly sought after estate of Forest Walk, a great location for transport links offering easy access to the A55 Expressway whilst also being a short distance to Buckley Town Centre. In brief the property comprises of; entrance hall, living room, the garage of which has been converted and is currently used as a bedroom but offers an extremely versatile, spacious room. The living room then flows into the open plan kitchen/family area, with an abundance of natural light. To the first floor there is the main bedroom complete with fitted wardrobes and en-suite shower room, a further two bedrooms and main bathroom with three-piece suite. Externally, the rear garden is well maintained with a grass lawn and well stocked borders, with a timber decked patio area to the side. There is a path that gives access to the spacious storage shed and is complete with power and lighting, which in turn leads to the driveway allowing parking for multiple vehicles. The rear garden is fully enclosed by timber fencing and benefits from a private, sunny aspect. Viewing is highly recommended.



- NOT TO BE MISSED
- THREE/FOUR BEDROOMS
- OPEN PLAN LIVING
- STUNNING EXTENSION TO REAR WITH BI-FOLDING DOORS
- STYLISH FITTED KITCHEN & INTEGRATED APPLIANCES
- WELL MAINTAINED REAR GARDEN WITH A PRIVATE ASPECT
- AMPLE PARKING & STORAGE SHED
- VIEWING IS HIGHLY RECOMMENDED







## ENTRANCE HALL

Leading through the composite front door, the entrance hall has doors leading to the main living room and fourth bedroom. There is a uPVC double glazed window to the side, radiator.

## Bedroom Four (Formally The Garage)

A spacious and versatile room offering a great space for a playroom, cinema room, formal dining room or bedroom. There is a uPVC double glazed window to the front elevation, radiator and power points.

## Living Room

A light and airy space that flows into the kitchen/family room. The living room has a uPVC double glazed window to the front elevation, radiator, television point, power points. A turned staircase to the side leads to the first floor and is complete with under stair storage space.

## Kitchen/Family Room

The heart of the home! A stunning open plan family room comprising of a fitted kitchen with a range of gloss wall, base and drawer units with contrasting worktop surface over, plinth lighting, and inset stainless steel sink with drainer and swan neck mixer tap. There are a range of integrated appliances to include; five ring ceramic hob, extractor hood, oven, fridge, freezer, dishwasher and washing machine. There is a breakfast bar separating the kitchen from the living area, uPVC double glazed window to rear elevation, bi-folding doors to the rear, Velux window, inset ceiling spotlights, radiators, door leading onto the wc, wood effect tiled flooring.

## WC

Comprising from a wc, wash hand basin with tiled splashback, extractor fan, inset ceiling spotlights and radiator.

## First Floor Landing

There is a uPVC double glazed window to the side elevation, storage cupboard housing the boiler, access to the loft via a ceiling hatch and a radiator to side. Doors lead off to the bedrooms and main bathroom.

## Bedroom One

A good sized main bedroom with a uPVC double glazed window to the rear elevation overlooking the garden and open space beyond the boundary, there are fitted wardrobes offering ample storage space, radiator and power points. A door to the side leads into the en suite shower room.

## En Suite

Modern suite comprising of; mains powered rainfall shower with feature tiled wall, low flush wc and wash hand basin with vanity unit. There is a uPVC double glazed frosted window to side elevation, fully tiled walls, tiled flooring, inset ceiling spotlights, shaver point and chrome effect ladder style radiator.

## Bedroom Two

A good sized second bedroom with fitted wardrobes to the side, uPVC double glazed window to the front elevation, radiator and power points.

## Bedroom Three

Currently used as a craft room, the third bedroom has a uPVC double glazed window to the front elevation, radiator and power points.

## Shower Room

Comprising of a three piece suite with a low flush WC with concealed cistern, wash hand basin with vanity unit and a spacious walk in mains powered rainfall shower. The walls are fully tiled, tiled flooring, chrome ladder style radiator, shaver point, wall mounted mirror, frosted window to rear elevation.

## Externally

Externally, the rear garden is well maintained with a grass lawn, well stocked border to the side and raised gravel border to the rear. There is a timber decked patio area to the side offering a fantastic space for alfresco dining over the summer months. A paved path gives access to the spacious storage shed which is complete with power and lighting, which in turn leads to the driveway allowing parking for multiple vehicles. The rear garden is fully enclosed by timber fencing and benefits from a private, sunny aspect.

## 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!





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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1184.33 ft<sup>2</sup>  
110.03 m<sup>2</sup>

**Reduced headroom**

23.82 ft<sup>2</sup>  
2.21 m<sup>2</sup>

(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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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	74	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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