

Town & Country

Estate & Letting Agents

Village Road, Mold

£399,950



A substantial and beautifully presented detached residence set on an elevated corner plot in the heart of this highly desirable village. Benefiting from oil-fired central heating and UPVC double glazing throughout, this generous home offers spacious living accommodation, immaculately maintained gardens, and far-reaching countryside vistas from its stunning first-floor balcony.

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DESCRIPTION

This exceptional detached home offers the opportunity to acquire a spacious and beautifully maintained property in a sought-after village location. Boasting three double bedrooms, two reception rooms, a conservatory, a well-appointed kitchen, and ample storage throughout, it is perfect for growing families or those seeking generous living space. The extensive, landscaped gardens provide privacy, charm, and additional parking, while the elevated position ensures picturesque views from the first-floor balcony.



LOCATION

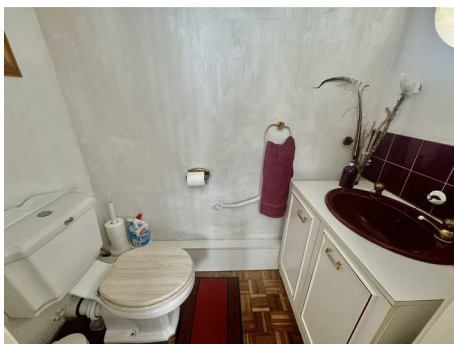
Nestled in the heart of Flintshire, Northop Hall is a charming village that seamlessly blends historical significance with modern conveniences. Situated just south of Mold and approximately 15 minutes from Chester.



ENTRANCE HALL

13'5 x 7'4

Entered through UPVC double-glazed doors, leading to a second opaque UPVC glazed door opening into the entrance hall.



CLOAKROOM WC

3'0 x 5'7

Fitted with a low-level WC and a vanity unit with hand wash basin, tiled splashback, and wood block flooring



LIVING ROOM

18'7 x 13'6

A bright and spacious dual-aspect room with a window to the front, two radiators, wood block flooring, and an open fireplace with a feature tiled surround. UPVC double-glazed French doors lead into the conservatory.



CONSERVATORY

9'6 x 9'2

Constructed from a UPVC double-glazed frame with views over the rear garden. Double doors on either side open onto the garden and fitted with two radiators



KITCHEN

13'5 x 9'1

Fitted with a range of wall, base, and drawer units with ample work surfaces and a tiled splashback. Features include a stainless steel single drainer sink with mixer tap, integrated double oven, electric hob with extractor hood, and space/plumbing for a washing machine. A radiator and housing for the oil-fired boiler are also present. A door leads to a walk-in pantry (3'6" x 3'), and a further UPVC door opens to the rear porch.



REAR PORCH

3'3 x 3'4

Constructed with a UPVC double-glazed frame, a ceramic tiled floor, with doors opening to the rear garden.



LANDING

A stunning feature of the home, the landing includes a UPVC glazed door flanked by full-length windows, opening onto a resin-bonded balcony with iron railings and spectacular panoramic countryside views. The landing also provides loft access, a radiator, and access to all bedrooms, the bathroom, and the shower room



BEDROOM THREE

14'0" x 9'2"

Another spacious double bedroom with a rear-facing window and radiator

SHOWER ROOM

5'8" x 2'4"

Fully tiled with an enclosed electric shower unit and window to the side elevation.



BEDROOM ONE

15'3" x 9'4"

A generous dual-aspect double bedroom with windows to both front and rear elevations, each with radiators below.



BATHROOM

8'9" x 6'6"

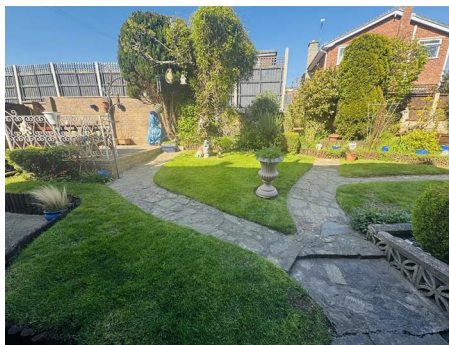
Comprising a panel bath, vanity unit with wash basin and mixer tap, dual-flush WC, partially tiled walls, radiator, and opaque windows to both the rear and side. Includes a walk-in store cupboard (6'10" x 3'2") with lighting.



BEDROOM TWO

14'0" x 9'3"

Double bedroom with front-facing window and radiator.



EXTERNALLY

The property is accessed via iron double gates, which open onto a patterned concrete driveway leading to a single garage. To the right-hand side, there is a charming gravel garden with mature shrubs, while the left features a predominantly lawned garden with vibrant, well-stocked borders. A stone boundary wall runs along to the side garden, which continues the lawn and shrubbery theme, and also offers vehicle access to additional off-road parking. Timber gates on either side of the property provide further access to the rear garden.

The rear garden is accessible from both sides of the property through iron and timber gates, or via a set of double timber gates located in the rear left corner, providing optional additional parking. The rear garden is beautifully maintained, mainly laid to lawn, with stone pathways and well-established, colourful shrubs, plants, and mature trees. The garden also benefits from external lighting, a water supply, and a greenhouse.



SERVICES TO PROPERTY

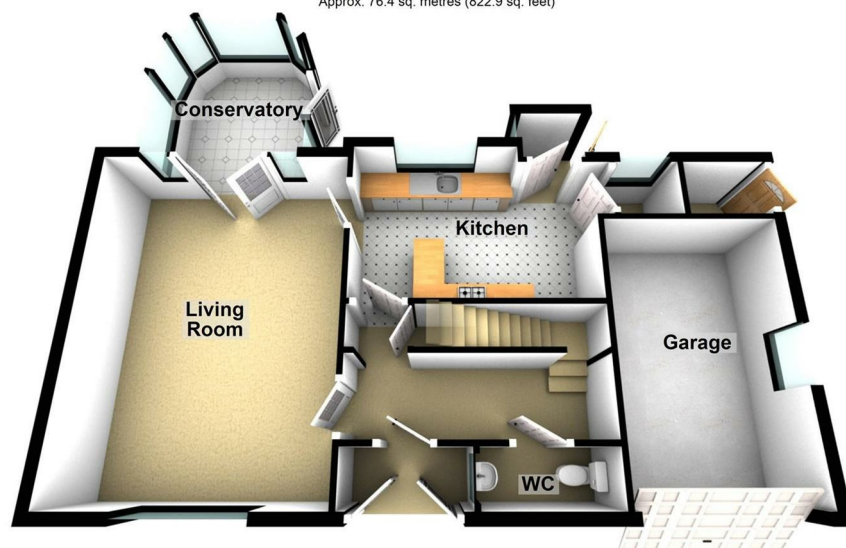
The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: Band E

Ground Floor

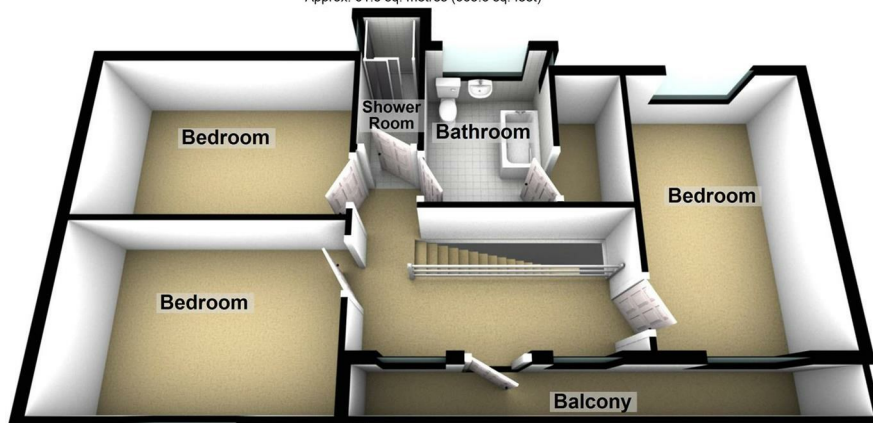
Approx. 76.4 sq. metres (822.9 sq. feet)



Total area: approx. 138.3 sq. metres (1488.2 sq. feet)

First Floor

Approx. 61.8 sq. metres (665.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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