

# williams estates



**6 Pilgrims Close, Northop, Flintshire,  
CH7 6BF**

**£425,000**

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**EPC - C75    Council Tax Band - F    Tenure - Freehold**

# Pilgrims Close, Northop

## 4 Bedrooms - House - Detached

NO CHAIN - SOLD WITH VACANT POSSESSION

An attractive four bedroom detached house with an impressive 17 X 14 ft conservatory, garage and a good size rear garden, which is set in a cul-de-sac location in the centre of the popular and desirable historical village of Northop, providing easy access to the A55 and commuter route.

With modern kitchen and utility, ground floor cloakroom, living room and dining room, conservatory. With principle bed room and en suite, three further bedrooms and well appointed bathroom. This property is a must see as it also offers a garden room/ office.

EPC - C75 , Council Tax - F, Tenure- Freehold

### Location

The historical popular and desirable village of Northop is located approximately 12 miles from Chester. With easy access onto the A55 giving commuters access to Liverpool, Chester and the North Wales Coast. Northop has two pubs, a cricket club, a church and a golf course. With Northop College on the doorstep offering extensive range of horticultural courses.

Set in a quiet cul-de-sac in the centre of the village, the property offers;

### Accommodation

Driveway and canopy porch provide access via a composite front entrance door with feature double glazed insert, leading into:

### Hallway

A welcoming hallway provides access to all ground floor rooms with turned staircase leading to the upper floor. With understairs storage cupboard, coved ceiling, radiator, door leading to:

### Cloakroom/ WC

With tiled flooring, upvc double glazed frosted window to the front elevation. Two piece white suite comprising pedestal wash hand basin with splashback tiling and low level w.c. and single panelled radiator.

### Living Room

16'5" x 12'1"

A warm cosy living room with two radiators and Upvc double glazed window to the front elevation.

### Kitchen/ Dining Room

18'10" x 13'5"

An attractive modern kitchen with wall and base units, drawers with soft closer and quartz high shine worktops, five ring gas hob, one and half bowl sink with mixer tap, integrated double oven, void for tall fridge/freezer, with ample space for a large dining table. With Upvc double glazed window overlooking the rear conservatory, sliding double glazed door provide access into the conservatory.

### Conservatory

17'1" x 11'4"

An impressive conservatory/ dining room with solid oak flooring, three wall mounted heaters, double glazed windows and openings, double doors leading into the well maintained garden.

### Utility Room

With wall and base units complimentary worktop over, void for under counter washer/dryer and dishwasher. With double glazed composite door to the side.

### Stairs and Landing

Airing cupboard with hot water cylinder, doors leading into all rooms.

### Bedroom One

12'8" x 10'6"

A light, bright room with Upvc window to the front elevation, radiator.

### Ensuite

Tiled flooring, wall mounted washbasin, shower enclosure with shower fixtures and fittings. Low level WC and double glazed frosted window. Radiator.

### Bedroom Two

13'5" x 9'9"

Double glazed window and radiator.



### Bedroom Three

9'7" x 8'0"

Over stair built in cupboard with shelving.  
Upvc double glazed window, radiator.

### Bedroom Four

9'10" x 8'8"

Loft access, double glazed window and radiator.

### Bathroom

An attractive bathroom with fully tiled walls, a 'Roca' vanity unit with wash basin, luxury double ended bath. Overhead rainfall shower and handheld attachments. Low level WC. Double glazed frosted window to the side elevation.

### Garage

16'11" x 8'2"

With up and over garage door and rear pedestrian access door onto the rear patio and garden.

### Outside

With brickpaved driveway providing parking space for three vehicles leading to the garage and the front elevation

The well maintained rear garden is separated into two areas by a picket fence, firstly offering the paved patio which is ideal for alfresco dining and entertaining. The second area is laid to lawn and offers flower borders and leads to the Garden Room.

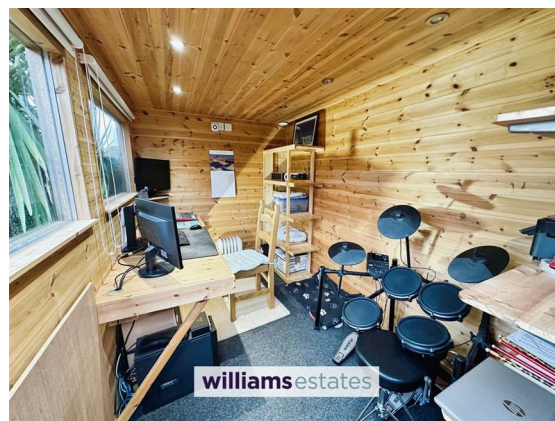
The attractive garden is fully enclosed by concrete posts and timber panels.

### Garden Room

Currently used as an office space, this garden room is fully insulated, offers power and lighting

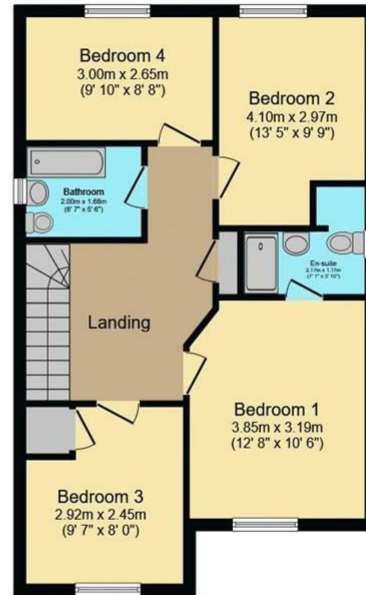
### Directions

From the Mold office, proceed down Chester Street to the Tesco Roundabout take the first exit to next roundabout and then take the four exit, passing shire hall. At the light bear left proceeding through the village of sychyn. Continue through the next set of light and take a left into the village centre. take a right into the cul de sac opposite the post-office. The subject property will be found to the centre of the cul de sac.





**Ground Floor**



**First Floor**

Total floor area 152.1 m<sup>2</sup> (1,637 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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