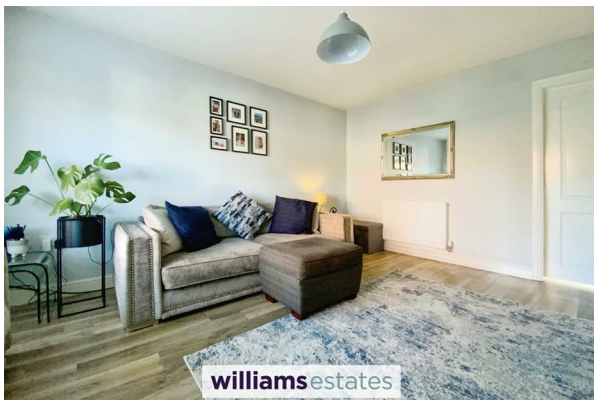


williams estates



**34 Poppy Field Road, Northop Hall, Mold,
Flintshire, CH7 6NS**

£320,000

 3  3  2  B

EPC - B82 Council Tax Band - E Tenure - Freehold

Poppy Field Road, Mold

3 Bedrooms - House - Detached

Three bedroom detached house situated within a favoured cul de sac in Northop Hall and within walking distance to the local primary school and local walks. Accommodation offers a living room, open plan kitchen diner with integrated appliances, utility, three bedrooms, master with en suite and family bathroom. Added extras being a driveway for off street parking and integral garage and rear garden with patio and lawned gardens offering a private aspect. EPC rating B 82- Council Tax Band - E - Tenure- Freehold

Accommodation

Wide wood effect uPVC double glazed door with frosted panels, opening into the

Entrance Hall

With Karndean flooring, stairs off to the first floor, radiator and door opening into

Living Room

16'5" x 11'6"

With Karndean flooring, a double glazed box bay window to the front elevation, aerial point, power points, two radiators and under stairs storage cupboard. Door leads into

Open Plan Kitchen Diner

17'3" x 9'7"

With a range of modern wall, drawer and base units with worktops over, one and half stainless steel sink with mixer tap, integrated double oven, five ring gas hob, stainless steel extractor hood over and stainless steel splash back, integrated fridge freezer and dishwasher, radiator, ceiling spotlights, Karndean flooring, double glazed window to the rear elevation. uPVC French doors lead to the rear garden and a further door leads into

Utility Room

6'1" x 5'7"

With base unit with worktop over, single stainless steel sink with mixer tap, plumbing for a washing machine, radiator and frosted uPVC double glazed door to the side elevation.

Cloakroom

With low flush W.C, washbasin, tiled splash back, radiator, extractor fan and double glazed frosted window to the rear.

Stairs to Landing

From the entrance hall stairs lead to the landing with inbuilt airing cupboard housing the hot water cylinder, radiator and loft access hatch.

Bedroom One

14'9" x 11'9"

With Feature wall panelling, radiator and uPVC window to the rear. Door leads into

En Suite

With low flush W.C, pedestal washbasin, splash back tiling, fully tiled corner double shower enclosure, ladder style radiator, recess spotlights, extractor fan and frosted window to the front elevation.

Bedroom Two

11'9" x 9'0"

With inbuilt wardrobes with mirrored doors, and inset hanging and shelving, radiator and double glazed window to the front elevation.

Bedroom Three

11'8" x 8'0"

With window to the rear elevation and radiator.

Family Bathroom

With white suite comprising of a low flush W.C, pedestal washbasin, panelled bath, chrome ladder style radiator, recess spotlights, partial tiled walls, laminate effect flooring and double glazed frosted window to the side elevation

Single Garage

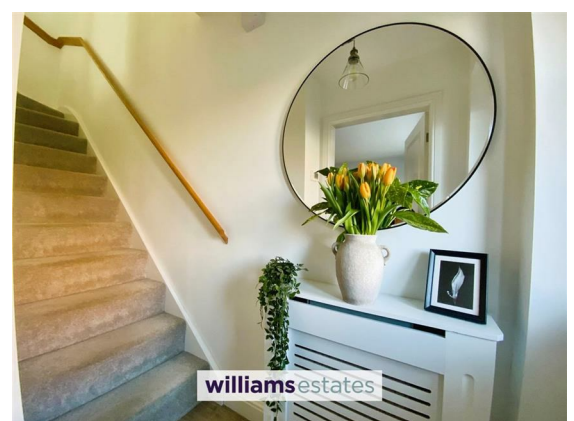
With up and over door.

Outside


The property is approached by a tarmac driveway for off street parking and leading to a integral garage. The rear gardens offers a patio area, lawned garden with raised beds and bound by timber fencing and offers a private aspect.

Directions

Proceed down Chester street, at the mini round about take the first exit, at the second roundabout take the second exit. Follow the road to the next set of traffic lights and turn left - signposted for Sychdyn / Northop. Proceed through Sychdyn and upon reaching the traffic lights at Northop turn right - signposted for Connah's Quay. Immediately after crossing the A55 Expressway, turn right signposted Northop Hall. Follow the road into the village, passing the shop on the right hand side, whereupon the entrance to St Mary's Park will be found a short distance thereafter on the right hand side. Proceed into the development and take the first left onto Poppyfield Drive, and follow the road ahead and then slightly down the hill into a cul-de-sac whereupon the property will be found on the left hand side.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.