



6 The Brackens, Buckley, CH7 2RB

£280,000

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EPC - B84

**Council Tax Band - New Build
- Freehold**

Tenure

The Brackens, Buckley

4 Bedrooms - House

A newly constructed four bedroom detached property situated in a quiet cul-de-sac location on the periphery of Buckley Town Centre. The well appointed property includes spacious kitchen/dining room with quality fixtures and fittings, living room, utility room, four bedrooms, bathroom together with additional ground floor w.c and an en-suite.

PART EXCHANGE WILL BE CONSIDERED ON LOCAL 2/3 BEDROOM PROPERTIES

Build-Zone 10 year Structural Warranty

Externally there is a brick block paved driveway providing ample parking and to the rear is a patio area with sandstone paths and a lawned area with fencing enclosing the garden.

Situated within walking distance of local schools and other amenities, this property is also just 15 minutes' drive from the Broughton Retail Park and 3 miles from Mold town centre and only 11 miles from Chester with quick access to the A55 for travelling further afield.



Description

A beautiful four bedroom detached new build house located on The Brackens Development in Buckley which is a quiet cul-de-sac location, having the benefit of underfloor heating to the ground floor, tiled floors to the hall, WC, utility and kitchen. There are fitted carpets and LVT flooring to all other rooms. The property has a block paved drive providing parking to the front whilst the rear garden has a stone patio area, lawned garden and is bounded by timber fencing and mature trees.

Part-Exchange will be considered for local 2-3 bedroom properties, ideal for those looking for a hassle free move.

The accommodation provides

A composite front door leads to:

Entrance Hall

Tiled floor, under floor heating. Stairs off to the first floor and Oak door leading to the living room.

Living Room

16'10" x 12'7" (5.14 x 3.86m)

Double glazed window to the front elevation, double panel radiator and under stairs storage cupboard.

Kitchen and Dining Area

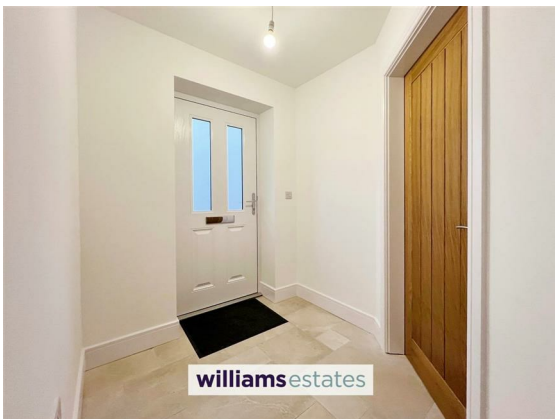
16'8" x 16'1" (5.10 x 4.91)

Open plan kitchen/diner with natural stone tiled floor and a well fitted kitchen with a range of base and wall mounted cupboards and drawers, peninsula breakfast bar, complimentary working surfaces, integrated Bosch hob with Samsung stainless steel extractor hood above and integrated Bosch double oven, integrated Bosch dishwasher, stainless steel sink unit with mixer tap, space and plumbing for an American style fridge/freezer, tiled floor, uPVC double glazed French doors lead to the rear garden. Store cupboard housing the central heating boiler.

Utility

6'8" x 5'8" (2.04 x 1.74)

Matching worktop, Belfast sink with mixer tap, space and plumbing for washing machine and tumble dryer, composite glazed door leads to the exterior, tiled floor.



W.C

5'9" x 3'1" (1.76 x 0.95)

Low level W.C, built in wash hand basin, tiled splash back, tiled floor, double glazed window with obscure glass and consumer unit for electrics.

First Floor Landing

Double glazed window to the side elevation.

Bedroom 1

13'1" x 9'6" (4.00 x 2.92)

Double panel radiator, uPVC double glazed window having far reaching views, access to loft space.

En Suite

9'6" x 2'11" (2.90 x 0.90)

Low level WC, pedestal wash hand basin, LVT flooring, heated towel rail, fully tiled shower enclosure housing thermostatic mixer shower.

Bedroom 2

11'6" x 7'10" (3.53 x 2.40)

Double panel radiator, uPVC double glazed window.

Bedroom 3

8'4" x 7'11" (2.56 x 2.42)

uPVC double glazed window to the rear elevation, double panel radiator.

Study/Bedroom 4

9'11" x 6'2" (3.03 x 1.90)

uPVC double glazed window having far reaching views, built in wardrobe, double panel radiator.

Family Bathroom

9'6" x 5'5" (2.90 x 1.67)

Panel bath with thermostatic mixer shower over, dual fuel towel rail, low level WC, built in wash hand basin with Grohe taps, fitted vanity units, part tiled walls, uPVC double glazed window having obscure glass, extractor.

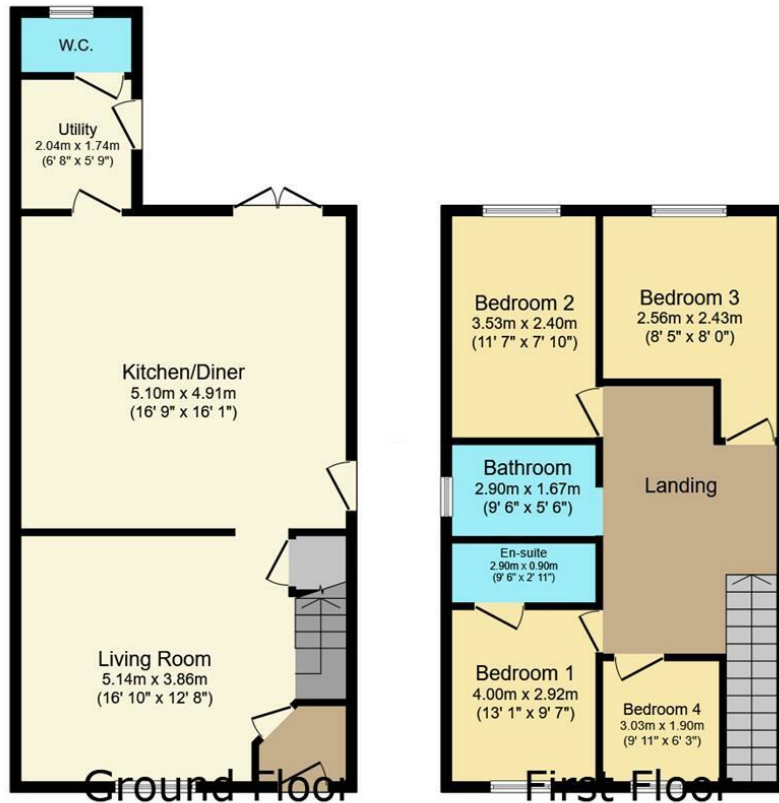
Outside

Large block paved driveway providing parking for 2/3 vehicles, timber fencing to the boundary, paved path leads from the side to the rear garden, patio area, sandstone paths, lawned area to part, variety of trees providing screening to the back.

Directions

From The Agents Mold office turn right along Chester Street to the roundabout taking the 2nd exit onto the A541 continue to the next roundabout taking the 2nd exit for Buckley. Proceed straight on for approximately two miles turning right onto Well Street, continue along taking a left turn into Bryn Awelon where The Brackens will be located straight ahead.





Ground Floor Floor area 50.6 m² (545 sq.ft.) First Floor Floor area 45.2 m² (487 sq.ft.)

TOTAL: 95.9 m² (1,032 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.