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Haddon Bank , Erbistock, LL13 0DW

- Detached 5 Bedroom Family Home
- Beautifully landscaped gardens
- Picturesque village setting
- Fully double glazed, oil fired central heating
- Sought after semi rural location
- Approximately one third of an acre
- Views of the Dee Valley
- Excellent road links - No forward chain

This substantial detached 5 bedroom property occupies an enviable semi rural position within the picturesque riverside village of Erbistock and is set within beautifully landscaped gardens of approximately one third of an acre. The property occupies a slightly elevated position with views of the Dee Valley, is set well back from the road and enjoys an excellent level of privacy.

The accommodation within is versatile and spacious and currently provides Reception Hall, Lounge, Dining Room, Kitchen, separate Utility Room and wc to the ground floor, whilst to the first floor are 5 Double Bedrooms, En Suite Shower Room, Study and Family Bathroom.

There is an integral double garage which could be readily incorporated to extend the existing ground floor accommodation if required together with ample ancillary off-road parking.

The property is fully double glazed and benefits from oil fired central heating.

The village of Erbistock boasts two very well known riverside pubs and enjoys excellent road links via the A483 to the national motorway network and nearby towns including Wrexham (6 miles) Chester (20 miles) and Shrewsbury (25 miles). There are well regarded primary and secondary schools nearby together with a good number of private schools within easy daily travelling distance.

The sale of Haddon Bank provides a rare opportunity to acquire a detached family house within this much sought after rural village.

NO FORWARD CHAIN

PORCH ENTRANCE

9'9" x 6' (2.97m x 1.83m)



RECEPTION HALL

10'9" x 9'9" (3.28m x 2.97m)

LOUNGE

22'0" x 11'6" (6.71m x 3.51m)

Open fire in a natural stone surround and double glazed patio windows overlooking the rear garden.

DINING ROOM

11'6" x 10'9" (3.51m x 3.28m)

Patio windows

KITCHEN

15' x 9' (4.57m x 2.74m)

Having tiled floor and panelled ceiling. Fitted with a range of oak fronted base units, drawers, suspended wall cupboards and work surfaces with stainless steel sink unit and tiled surrounds. Built in double oven and ceramic hob.

UTILITY ROOM

9' x 6'6" (2.74m x 1.98m)

Having tiled floor, suspended wall cupboard and freestanding oil central heating boiler.

WC

Half tiled with wash hand basin and WC

ATTACHED BOOT ROOM

13'3" x 8'3" (4.04m x 2.51m)

With Quarry tiled floor. Fitted base units and suspended wall cupboards. Plumbing for automatic washing machine and oil tank.

INTEGRAL GARAGE

22'6" x 18'6" (6.86m x 5.64m)

Having up and over door, fitted shelving, water power and light.

FIRST FLOOR LANDING

Having built in airing cupboard.

BEDROOM ONE

16'6" x 12' (5.03m x 3.66m)

Built in wardrobes.

EN SUITE SHOWER ROOM

6' x 4'6" (1.83m x 1.37m)

Fully tiled and fitted with vanity unit with wash basin and WC. Glazed shower cubicle and heated towel rail.



BEDROOM TWO

12' x 10'9 (3.66m x 3.28m)

BEDROOM THREE

12'6 x 9'3 (3.81m x 2.82m)

BEDROOM FOUR

11'3 x 9' (3.43m x 2.74m)

With built in wardrobe.

FIRST FLOOR SITTING ROOM/BEDROOM 5

15'3 x 8'6 (4.65m x 2.59m)

Enjoying fabulous views over the Dee Valley and surrounding countryside.

STUDY

12'3 x 6'9 (3.73m x 2.06m)

FAMILY BATHROOM

9' x 6'3 (2.74m x 1.91m)

Fully tiled and fitted with a panelled bath, wash hand basin, WC and shower cubicle. Heated towel rail.

OUTSIDE

The property stands in large well maintained gardens and is approached over a tarmacadam driveway to a parking and

turning area. The gardens are lawned for ease of maintenance with well stocked floral borders, and mature specimen trees.

SERVICES

Mains Water and electricity are connected subject to regulations. Private Drainage. Oil fired central heating.

TENURE

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



