

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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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 Excellent road links No forward chain
- Sought after semi rural location
- Approximately one third of an acre
- Views of the Dee Valley



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 offroad 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

 $22'0" \times 11'6" (6.71m \times 3.51m)$ 

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**

 $9' \times 6'6 (2.74m \times 1.98m)$ 

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

#### WC

Half tiled with wash hand basin and WC

#### ATTACHED BOOT ROOM

 $13'3 \times 8'3 (4.04m \times 2.51m)$ 

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**

 $12' \times 10'9 (3.66m \times 3.28m)$ 

## **BEDROOM THREE**

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

#### **BEDROOM FOUR**

 $11'3 \times 9' (3.43m \times 2.74m)$ 

With built in wardrobe.

## FIRST FLOOR SITTING ROOM/BEDROOM 5

 $15'3 \times 8'6 (4.65m \times 2.59m)$ 

Enjoying fabulous views over the Dee Valley and surrounding countryside.

#### **STUDY**

 $12'3 \times 6'9 (3.73m \times 2.06m)$ 

## **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

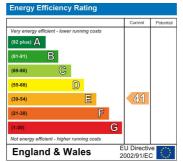
turning area. The gardens are lawned for ease of maintenance with well stocked floral boarders, and mature specimen trees.

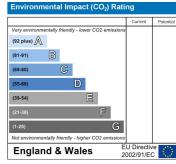
## **SERVICES**

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

## TENURE

Freehold













First Floor Approx. 94.2 sq. metres (1013.8 sq. feet)







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