



7 Atis Cross

Oakenholt, Flint, CH6 5HA

Offers In Excess Of £310,000



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Accommodation comprises:

Step into a bright and welcoming entrance porch featuring uPVC double glazed full-length units to the front and side elevations, allowing for an abundance of natural light. Finished with stone effect tiled flooring, wall mounted courtesy light and uPVC double glazed composite door with full height frosted panel which opens into:

Entrance Hall:

Staircase with spindled balustrade leading to the first floor accommodation, with a useful open understairs storage area finished with wood effect panelling, inset spotlights and access through to:

Open Plan Dining Kitchen:

9'9 x 8' (kitchen) 9'11 x 7'11 (dining) (2.97m x 2.44m (kitchen) 3.02m x 2.41m (dining)) Beautifully appointed with a comprehensive range of high-gloss cream wall and base units, complemented by wood effect roll top work surfaces and contemporary finishes throughout. The kitchen incorporates a stylish inset one and a half bowl sink and drainer unit with mixer tap, along with integrated appliances including: Dishwasher, a double oven and 4 ring gas hob and extractor hood above, set against a stylish stainless steel splashback, the boiler is neatly concealed within a kitchen cupboard.

A uPVC double glazed window to the rear provides a pleasant outlook over the rear garden, while further enhancements include coordinated splash-back tiling, stone effect tiled flooring, a chrome heated towel rail and recessed spotlights creating a bright and refined space. A Upvc double glazed box bay window to the front elevation provides even more natural light accompanied by a single panelled radiator beneath.

Opening seamlessly into:

Utility Room:

6' x 5'9 (1.83m x 1.75m)

uPVC double glazed door providing access to the rear garden, with a continuation of the stylish cream gloss base units and tiled flooring, creating a seamless flow from the main kitchen space. Space for a 'American Style' Fridge/Freezer and finished with inset ceiling spotlights and a panelled door with frosted glazed inset leading into:

W.C

Two piece suite with a back to wall toilet with concealed cistern, set against a unit with built in storage cupboards, a wall mounted wash hand basin with splash-back tiling. Complemented by a double panelled radiator, stone effect tiled flooring and extractor fan.

Lounge:

20' x 10'7 (6.10m x 3.23m)

A spacious and light-filled room featuring a uPVC double glazed window to the front elevation, two double panelled radiators, television point, electric fire set in a stone effect hearth and surround, Upvc double glazed French doors with complimentary side panels open out onto a resin patio area set within the rear garden.

First Floor Accommodation:

Landing

Loft access via a pull-down ladder leading to a boarded and useful storage space,

finished with wood effect laminate flooring.

Built-in airing cupboard, carpeted flooring and internal doors leading to:

Master Bedroom:

11'9 x 10'11 (3.58m x 3.33m)

uPVC double glazed window to the front elevation, complemented by a single panelled radiator, carpeted flooring, Door leading into:

En-Suite Shower Room

Beautifully appointed en-suite featuring a sleek 'walk in' double shower with dual thermostatic shower fittings, glazed screen and modern wall panelling. W.c with integrated hand basin set in a 'back to the wall' unit with roll top work surface, wall mounted illuminated touch-control mirror with integrated radio and automatic motion sensor lighting), chrome heated towel rail and frosted Upvc double glazed window to the front elevation with carpeted flooring.

Bedroom Two

12' max x 8'1 (3.66m max x 2.46m)

Double glazed window to front elevation, carpeted flooring and single panelled radiator.

Bedroom Three:

8'2 x 7'9 (2.49m x 2.36m)

Double glazed window to rear elevation, carpeted flooring and double panelled radiator.

Bedroom Four:

7'11 x 7'11 (2.41m x 2.41m)

Double glazed window to rear elevation, carpeted flooring and single panelled radiator.

Family Bathroom:

8'8 max x 4'10 (2.64m max x 1.47m)

Three piece white bathroom suite comprising a back-to-wall push flush W.C., vanity wash hand basin with storage beneath and a panelled bath with electric shower over and bi-fold shower screen.

The space is enhanced by aqua wall boarding, recessed spotlights and a chrome heated towel radiator, creating a sleek and low-maintenance finish. A Upvc double glazed frosted window to the rear elevation allows for natural light while maintaining privacy and luxury vinyl flooring.

Garage:

Detached double garage featuring individual up and over doors with decorative 'windows' to allow natural light. Further enhanced with light and power access along with void and plumbing for washing machine and space for further white goods. External wall lights and exterior electric power point, water drainage channel and newly fitted soffits and facias, providing a smart, low-maintenance finish.

Outside:

The property is approached via a generous tarmac driveway, providing ample off-road

parking for 3/4 vehicles and leading to the detached double garage positioned to the side.

A set of elegant wrought iron double gates, complete with personalised detailing, opens onto an additional tarmac driveway, offering further overflow parking for several vehicles. An Indian stone paved pathway leads to the Upvc double glazed courtesy door to the side of the garage, with the frontage predominantly laid to lawn and bordered by timber fencing, creating a neat and well-defined approach. Wrought iron gates to each side of the property with further paved pathways provides access to the rear garden.

The rear garden has been thoughtfully arranged to offer a private and versatile outdoor space. Mainly laid to lawn, it is complemented by decorative gravelled areas featuring a selection of established shrubs and planting. An elevated resin patio provides a superb seating and entertaining area, while a further paved pathway leads to a useful timber storage shed. The garden is fully enclosed by timber fencing, ensuring a good degree of privacy.

To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroberts.com

PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

* Please Be Advised *

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

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Opening Hours

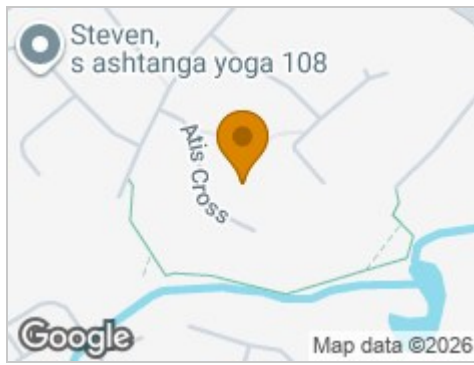
Monday - Friday 9:00am - 5:30pm
Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm
Saturday 9am - 4pm



Road Map



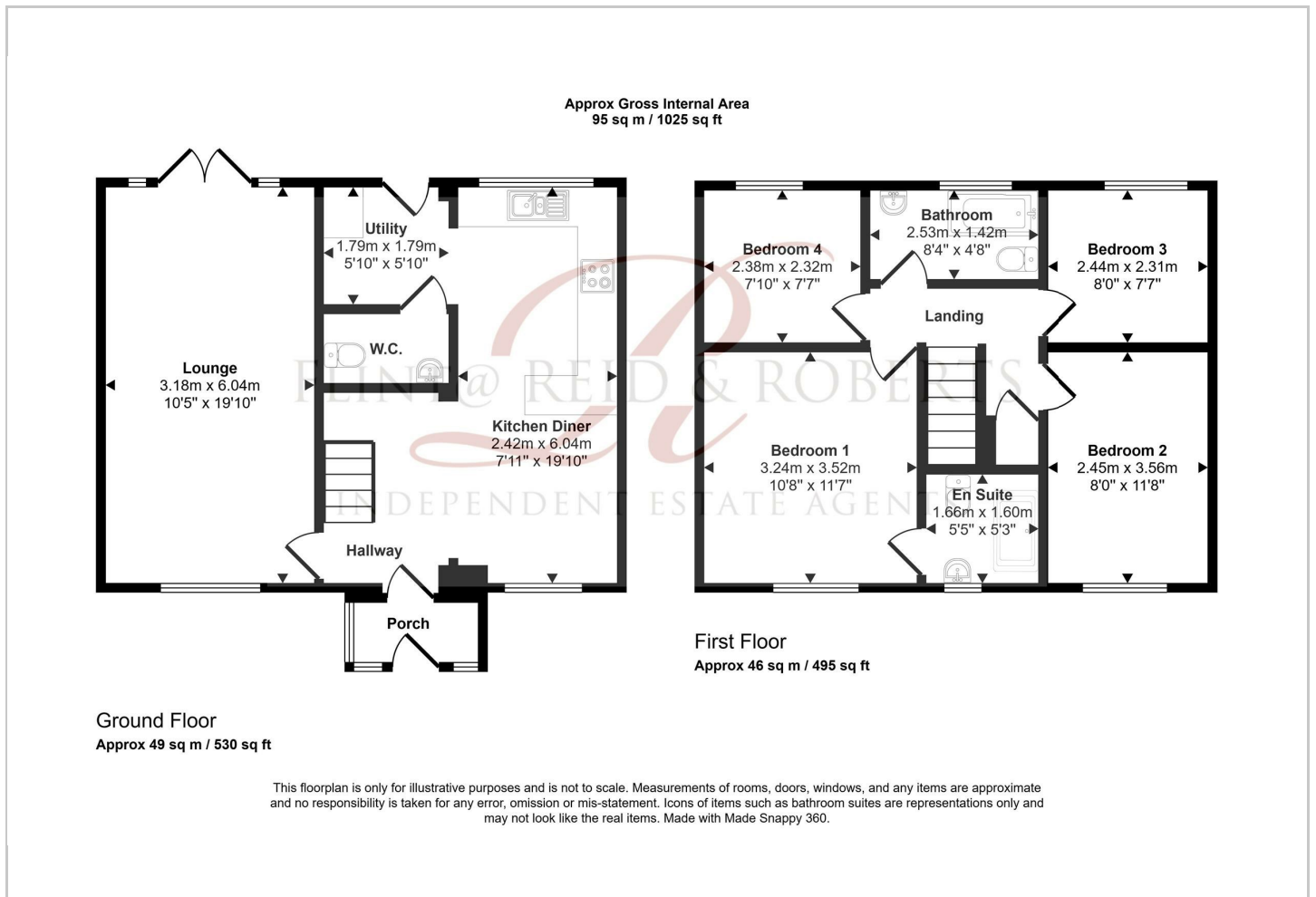
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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