



21 Leadbrook Drive

Oakenholt, Flint, CH6 5ST

O.I.R.O £235,000



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Accommodation Comprising:

Paved steps up to composite door with glazed surround into:

Enclosed Porch:

Mosaic tiled flooring and wooden door with original stained glass inset and side panels, opening to:

Entrance Hall:

Mosaic tiled flooring, stairs leading up to the first floor accommodation, double panelled radiator and understairs storage cupboard.

Doors into:

Lounge:

The spacious and well presented lounge features a Upvc double glazed bay window to the front elevation, with wall mounted lights to either side with an attractive focal fireplace with timber mantle and inset log burner set on a slate hearth with decorative exposed brick slips feature, carpeted flooring and double panelled radiator.

Opening into:

Sitting Room:

Featuring built in alcove cupboards and wall mounted lights to either side of the chimney breast, double panelled radiator, carpeted flooring and bi-folding internal doors into:

Open Plan - Kitchen/ Dining Room:

A stunning, bright and contemporary monochrome kitchen, beautifully appointed with a comprehensive range of wall, base and drawer units, complemented by square-edge white granite work surfaces. An inset polycarbonate sink and drainer with mixer tap and brushed brass vegetable spray adds a stylish finish.

A full suite of integrated appliances includes an eye-level double oven, four-ring electric hob with extractor hood, built-in microwave and dishwasher, with space and plumbing for a washing machine. Finished with ripple-effect metro tiled splashbacks, wood-effect flooring, inset spotlights, and a double panelled radiator, with uPVC double glazed windows to the side and rear elevations.

The space opens seamlessly into the dining area, featuring continued wood flooring, inset spotlights and a skylight, with

bi-fold doors opening out onto the rear garden—creating a superb indoor-outdoor entertaining space.

First Floor Accommodation:

Landing:

Upvc double glazed window to the side elevation, loft access hatch, doors into:

Bedroom One:

Featuring a Upvc double glazed window to the front elevation with far reaching views, double panelled radiator, built in wardrobes and carpet flooring.

Bedroom Two:

Upvc double glazed window to the rear elevation, double panelled radiator, built in wardrobes and carpet flooring.

Bedroom Three:

Upvc double glazed window to the front elevation, double panelled radiator, feature wall panelling and carpet flooring.

Family Bathroom:

Contemporary fitted bathroom fitted with a white three piece suite comprising: Low level flush w.c, pedestal wash hand basin, and panelled bath with thermostatic shower over and glazed shower screen finished with marble-effect wall panel's tile effect flooring, wall mounted heated towel rail, recessed spotlights and frosted window to the rear elevation.

Outside:

Approaching the property, you are welcomed by a spacious block-paved driveway providing ample off-road parking, with steps leading to the front entrance. The driveway continues along the side of the property to the rear, giving access to the detached garage.

The rear garden is thoughtfully arranged, featuring a raised paved patio area ideal for seating and entertaining, alongside a well-maintained lawn. A timber gate leads through to an additional turfed garden area, with a wooden pergola attached to the rear of the garage, creating a pleasant sheltered outdoor space.

To Arrange A Viewing

Viewing via prior appointment through the Agents.

Tel: 01352 762300

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.

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.

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.

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.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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



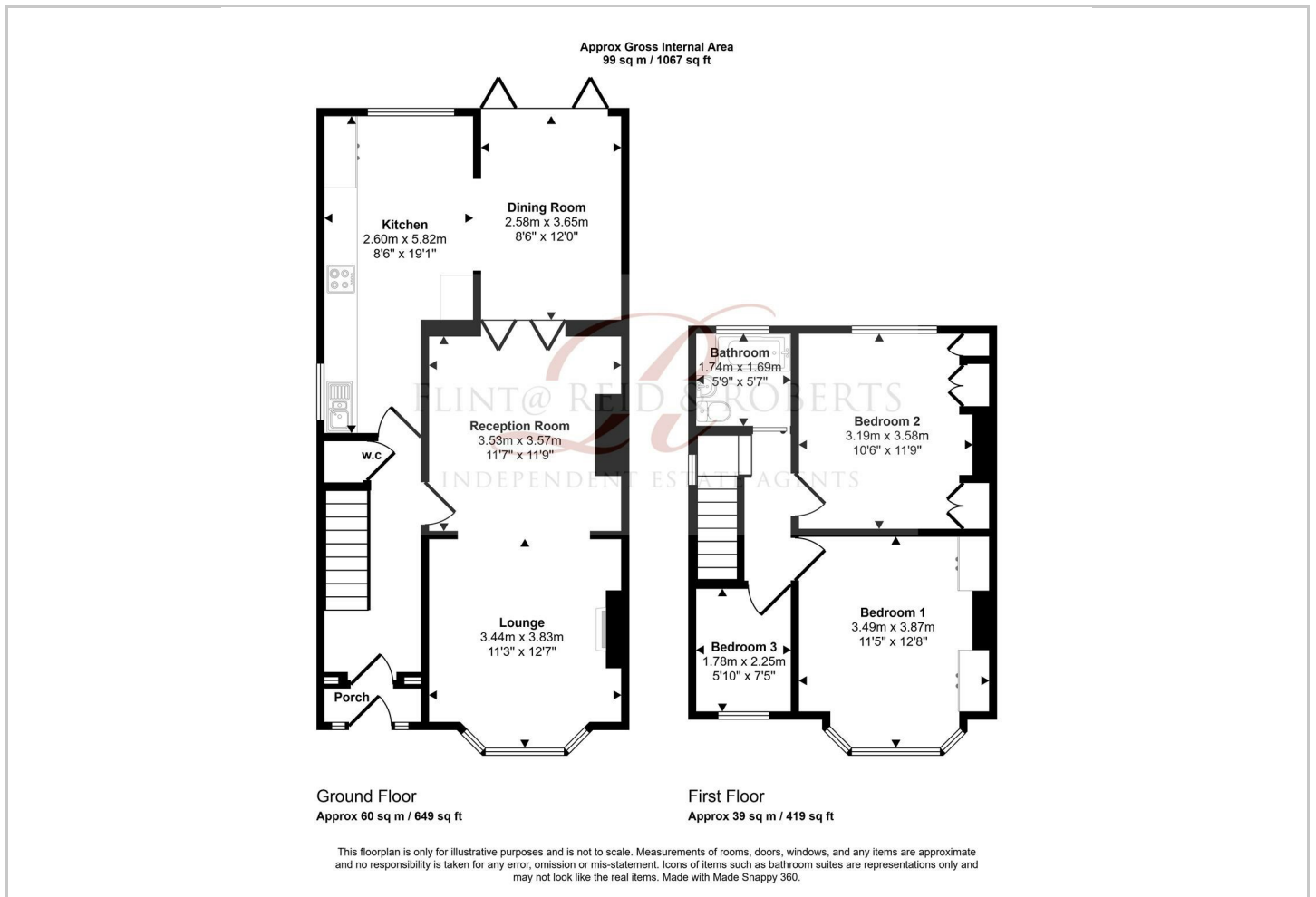
Hybrid Map



Terrain Map



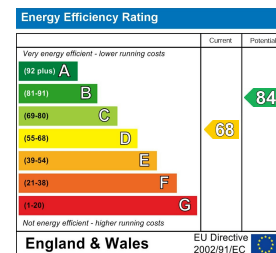
Floor Plan



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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