



COBBYDALE

Frog Lane, Holt

Rickitt
Partnership

Unique home in the heart of Holt Village

Unique detached house ♦ Well presented ♦ In the heart of Holt Village ♦ Five bedrooms ♦ Three reception rooms ♦ Two separate kitchens ♦ Low maintenance gardens ♦ Detached double garage with attic room above ♦ NO CHAIN ♦ EPC C

Description

An immaculately presented and unique five bedroomed detached house located in the heart of Holt Village. This refurbished and extended home has three reception and two separate kitchens. There is a driveway offering off road parking for several vehicles at the front and side of the property with a detached double garage with attic room above and low maintenance gardens to the rear and side..

Entrance Hall

Main entrance door. Double glazed window to each side. Timber floor with under floor heating. Fitted cupboard.

Cloakroom

Low level WC and hand wash basin with mixer tap vanity unit below. Frosted double glazed window to side. Tiled floor with under floor heating.

Utility Room

Range of wall and base units with wood effect work surface above and sink unit with mixer tap. Floor to near ceiling cupboard. Space for washing machine and dryer. Tiled splash back. Tiled floor with under floor heating.

Boiler Room

Wall mounted gas fired boiler. Hot water cylinder and controls for under floor heating.





Breakfast Kitchen

Range of wall and base units with granite work surface above. Double Belfast style sink with mixer tap. Range style electric cooker with four ring induction hob and extractor above, tiled splash back. Integrated AEG dishwasher. Centre island breakfast bar with granite work surface and drawers below. Floor to near ceiling cupboard housing double fridge freezer. Two double glazed windows and door to front. Built in cupboard. Tiled floor with under floor heating. Open to:-

Dining/Family Room

Open staircase to first floor with cupboard below. Two double glazed windows to side. Double glazed box bay with double doors to rear. Tiled floor with under floor heating.

Garden Room

Double glazed windows to four sides with double doors to rear. Timber floor with under floor heating. Skylight.

Sitting Room

Feature fireplace with exposed brickwork. Open staircase to first floor with cupboard below. Large double glazed window to front. Double glazed doors and windows to side. Timber floor with under floor heating.

Kitchen/Dining Room

Range of wall and base units with granite effect work surface above and one and a half inset sink unit with mixer tap. Lamona two ring electric hob. Floor to near ceiling unit housing Lamona electric oven, microwave and fridge freezer. Large double glazed window to front. Double glazed double doors and window to side. Tiled floor with under floor heating.



Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled floor. Frosted double glazed window to rear. Wall mounted heated towel rail.

Landing Area

Skylight.

Bedroom One

Double glazed window to front and one to side. Radiator.

En Suite Shower

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Circular double glazed window to front. Skylight. Tiled floor. Wall mounted heated towel rail.

Bedroom Three

Built in wardrobes. Double glazed window to side. Radiator.

Landing Area

Double glazed window to side. Radiator.

Bedroom Two

Two double glazed windows to front. Radiator. Door to Jack and Jill bathroom.

Bedroom Four

Double glazed window to rear and one to side. Built in cupboard. Radiator.

Bedroom Five

Double glazed window to front. Radiator.

Jack and Jill Bathroom

Walk in shower, Bath, low level WC and hand wash basin with mixer tap and vanity unit below. Frosted double glazed window to side. Tiled floor. Wall mounted heated towel rail.





Outside

There is a brick paved driveway at the front of the house with well stocked borders, which leads via electrically operated double gates to a brick paved courtyard at the side, which offers off road parking for several vehicles.

Detached Double Garage

Electric operated up and over door. Base unit with wood effect work surface above. Cloakroom with low level WC and corner hand wash basin with mixer tap. Folding ladder to Attic Room with double glazed circular window to front. Power and light.

There is a low maintenance rear garden with paved path and a small circular paved terraced area with artificial lawned area with stocked borders. There is a second small garden area to the side with lawned area and paved pathway.

Property Information

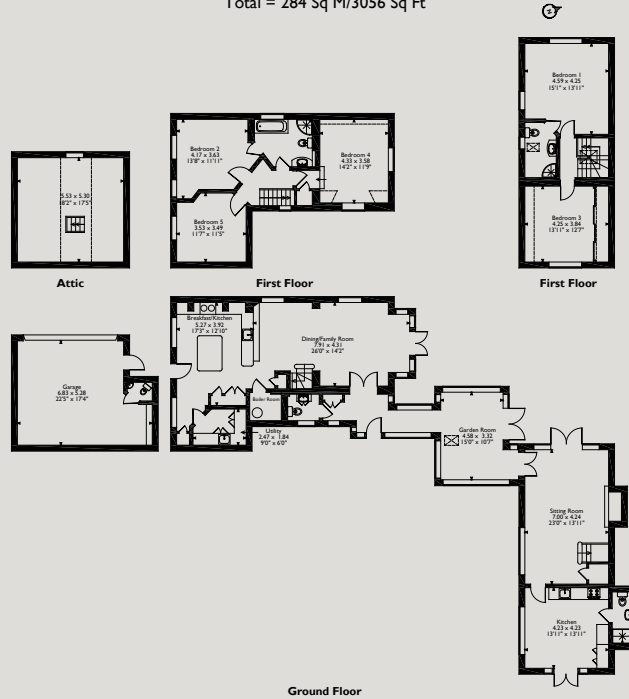
The council tax is band G. We understand the property freehold. With mains water, electricity and drainage connected. Gas fired central heating and hot water.



Floorplans

Total gross internal area = 182 Sq M/ 1969 Sq Ft
For identification purpose only. Not to scale.

Cobbydale, Frog Lane, Holt
Approximate Gross Internal Area
Main House = 243 Sq M/2615 Sq Ft
Garage/Outbuilding = 41 Sq M/441 Sq Ft
Total = 284 Sq M/3056 Sq Ft



Please note that the location of doors, windows and other details are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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