



NORTHOP COUNTRY PARK, NORTHOP

OFFERS IN EXCESS OF £750,000

- EXECUTIVE DETACHED FAMILY HOME
- DETACHED TRIPLE GARAGE
- FOUR DOUBLE BEDROOMS
- SPACIOUS LIVING ACCOMMODATION
- AN IMPRESSIVE 3355 SQUARE FOOT
- MATURE GARDENS



NORTHOP COUNTRY PARK, NORTHOP

4 3 3
BED BATH RECEPTION

Tucked away within the serene surroundings of Northop Country Park and Golf Course, Oaklands is a substantial four-bedroom detached home that exudes elegance. Spanning an impressive 3,355 square feet, the property offers an abundance of space and natural light, making it an exceptional family residence.

Positioned in a delightful spot within this highly exclusive development, the home is approached via a private driveway leading to a spacious parking area in front of the triple garage and main house.

A covered porch shelters the front door, opening into a welcoming entrance hall that seamlessly flows into the ground floor accommodation. French doors lead into the main reception room, where natural light pours in through a charming walk-in bay window. A feature fireplace adds warmth and character, while another set of French doors connects to the kitchen.

The kitchen diner is the true heart of the home, thoughtfully designed with distinct cooking and dining areas, separated by a small step to create a subtle split level. The tiled flooring flows throughout, complementing the handmade solid wood cabinetry and high-quality worktops. A

range of integrated appliances includes a fridge-freezer, gas hob, microwave, dishwasher, and double oven. Large windows overlook the beautifully maintained garden, while two sets of French doors provide seamless access to the outdoor space.

Leading back through the hallway, the property offers a separate utility room with designated space for a washing machine and tumble dryer, additional storage, and housing for the boiler, as well as a convenient rear entrance. Adjacent to this, a spacious dining room-currently arranged as a formal dining space-could easily be repurposed as a second living room or playroom. At the opposite end of the ground floor, a fully fitted office features bespoke solid wood shelving and cabinetry. Completing the downstairs accommodation is a cloakroom and a separate shoe and coat cupboard.

A spindled U-shaped staircase leads to the first floor, arriving at a spacious landing with an airing cupboard. The master suite is centrally positioned and offers a generously sized bedroom, a walk-in dressing room, and a luxurious four-piece en-suite. One of the standout features of this home is the expansive private terrace, accessed via French doors from the master bedroom, offering

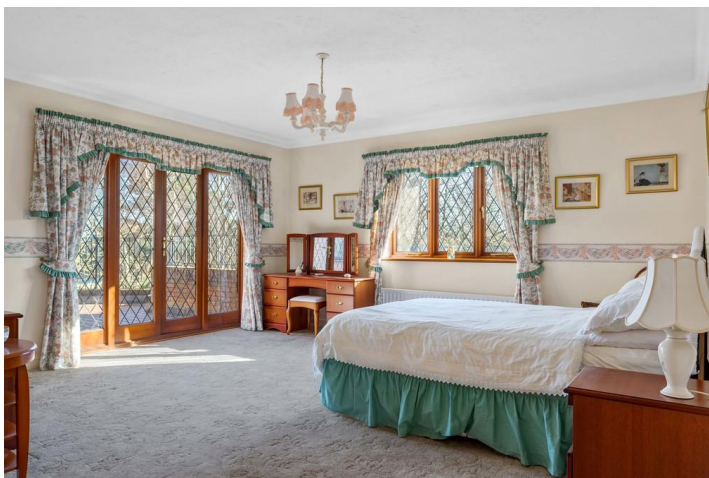
breathtaking views over the golf course-the perfect setting for a morning coffee or an evening nightcap. The second bedroom is a spacious double located at the front of the house, complete with an en-suite shower room featuring a shower, sink, and WC. Bedroom three is another well-proportioned double with fitted wardrobes, while bedroom four is also a comfortable double. Off the landing, a large family bathroom boasts a bath, separate shower, WC, and sink.

Externally, the property benefits from a tarmac driveway leading to a triple garage with up-and-over doors. The impressive garden is primarily laid to lawn and is bordered by mature trees, shrubs, and hedges, providing privacy and a tranquil setting. A patio area offers the ideal space for outdoor dining and entertaining during the warmer months.

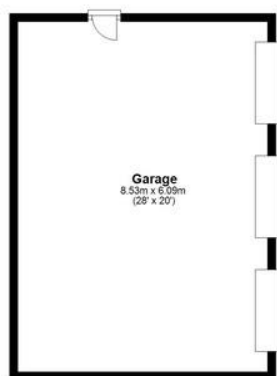
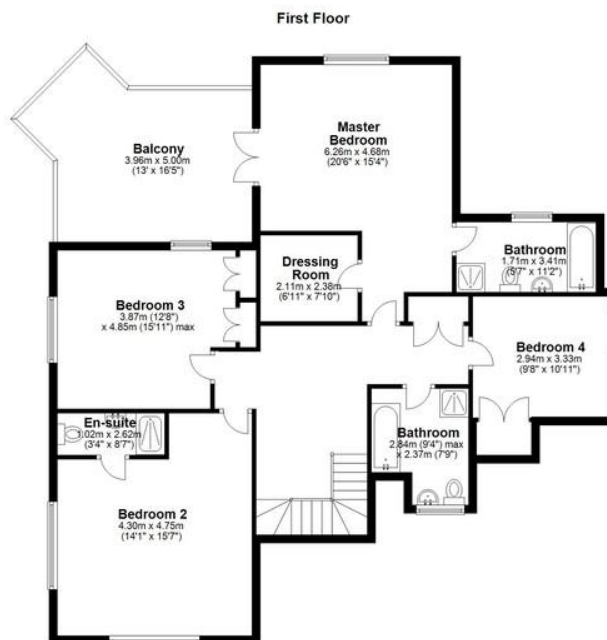
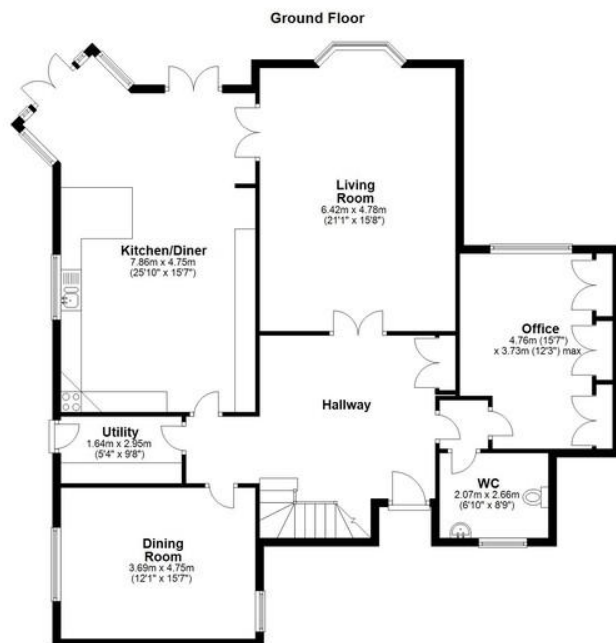
Northop Country Park and Golf Club enjoys a prime location, with sweeping views across the golf course and surrounding countryside. The area offers excellent transport links, with easy access to the A55 Expressway and nearby shopping and schooling facilities.

Situated between the charming market town of Mold and the historic city of Chester, Northop is a sought-after village with a local shop and a









TOTAL FLOOR AREA
3,356 sq ft / 312 sq m

COUNCIL TAX
Band I

LOCAL AUTHORITY
Flintshire County Council

TENURE
Freehold

SERVICE CHARGE (PA)
£587

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C	71 C	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.