



## 28 Poppy Field Road, Northop Hall

£325,000 Freehold



Truly desirable detached family home in Northop Hall • Stunning modern kitchen/diner with integrated appliances, French doors to the garden and separate lounge • Three generously sized double bedrooms, each offering ample space and comfort with a generously sized en-suite to complement the master bedroom • Separate family bathroom, thoughtfully designed for everyday convenience • Downstairs WC and utility room • Single integral garage, brand-new EV charger and driveway for 2 cars (side by side) • Good-sized, private rear garden with lawn, spacious patio, and a sunny south-west facing aspect • Gas central heating and double glazing • Near to local shops, schools and local transport links • Close to major commuter routes and business parks



Exquisite detached family home in sought-after Northop Hall. Contemporary elegance with modern kitchen/diner, separate lounge, 3 double bedrooms, master suite with en-suite and bespoke wardrobes. Includes downstairs WC, utility room, integral garage, EV charger, and south-west facing rear garden. Close to amenities and transport links, perfect for modern family living.

Council Tax band: E

Tenure: Freehold

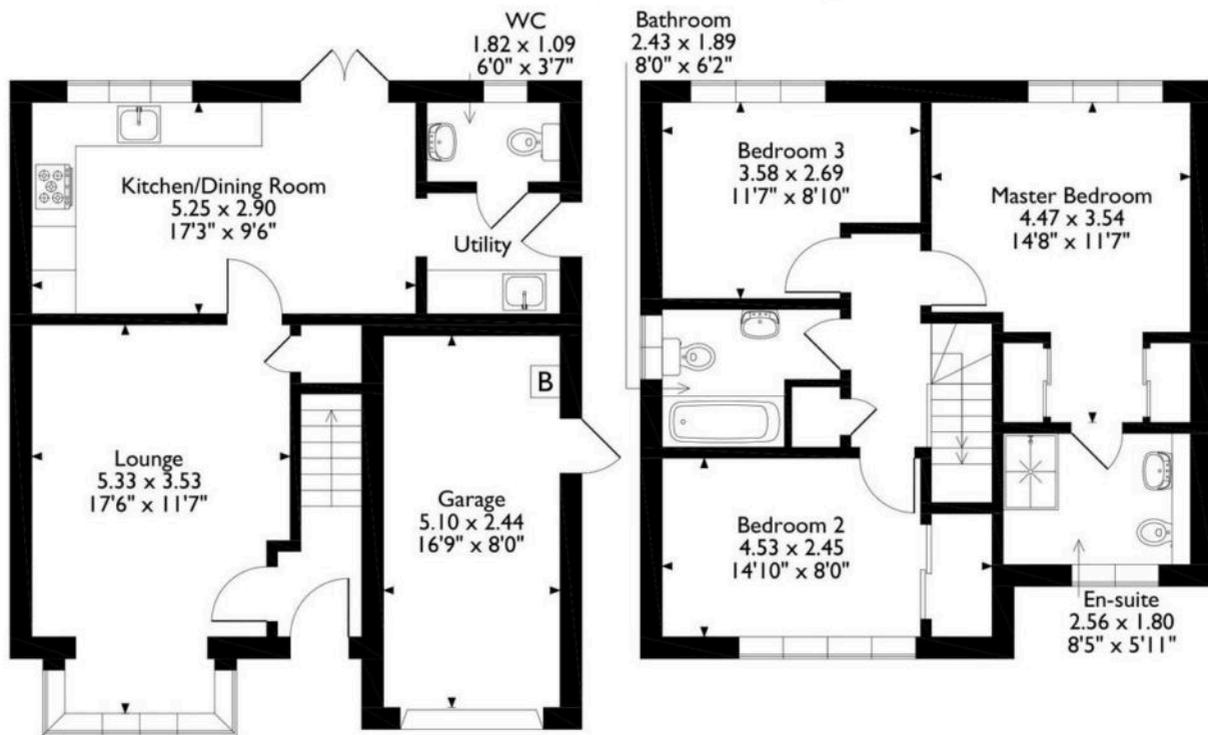
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Poppy Field Road, Northop Hall, Mold  
 Approximate Gross Internal Area  
 Main House = 93 Sq M/1001 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Total = 105 Sq M/1130 Sq Ft



**Ground Floor**

**First Floor**

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

