



I Eyton Grange

Marford | Wrexham | LL12 8YN

£895,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Located between the desirable villages of Gresford and Marford, Wrexham, Wales, this expansive property on Hillock Lane boasts an impressively spacious total area of 343.0 square meters, spread over two well-appointed floors. Ideal for a large family, the residence features a total of six bedrooms and four bathrooms. On the ground floor, an attractive layout includes two comfortable living rooms featuring fireplaces, a utility room, an office, impressive entrance hall, and an open plan kitchen/dining/living room area fitted perfectly suited to modern day living or for entertaining. A bedroom and bathroom, equipped with a shower, finish off the ground level. The first floor serves as an ideal private area for the family, with five bedrooms, three luxurious bathrooms. Additionally, the property features a garage for secure vehicle storage or other requirements. The property enjoys a generous plot with lawned gardens to front and rear with pleasant countryside views to the rear aspect. For outdoor lovers, the property is within close proximity of "Maes y Pant" for woodland walking trails. Also, quality education won't be a worry with top-rated primary schools like "All Saints' Gresford School" and "The Rofft School" nearby. Furthermore, the village enjoys excellent access to Wrexham and Chester with a regular bus service and good access to the road network via the A483. Rounding off the benefits of this location, "The Pant-yr-Ochain", offers an attractive hospitality option within easy reach.

- A SIX BEDROOM DETACHED HOUSE
- BEAUTIFULLY APPOINTED INTERNAL ACCOMODATION
- STUNNING OPEN PLAN KITCHEN/LOUNGE/DINER
- IMPRESSIVE ENTRANCE HALL
- LIVING ROOM, FAMILY ROOM & HOME OFFICE
- UTILITY ROOM & DOWNSTAIRS WC
- FOUR BATHROOMS
- GARDENS TO FRONT & REAR
- DETACHED DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- PLEASANT COUNTRYSIDE VIEWS TO REAR ELEVATION



Hallway

A wonderful hallway with a part vaulted ceiling with two velux windows, double oak doors into a useful storage cupboard as well as shoe storage under a cushioned seat, engineered oak flooring, attractive staircase rising to the first floor.

Open Plan Kitchen/Dining/Living room

35'9" max x 24'0" max (10.92m max x 7.34m max)

A simply stunning room, being the real heart of the home, incorporating the kitchen, dining area and living space. The room offers light and spacious living with bi folding doors off to the rear garden and enjoying lovely views of the fields beyond, three velux windows, recessed ceiling spotlights, two double glazed windows and engineered oak flooring. The kitchen is beautifully appointed offering a comprehensive range of attractive wall, drawer and base units, pull out larder units, granite work surfaces with inset stainless steel sink and drainer, space for cooker, glass splash back, stainless steel extractor fan, built in AEG microwave, integrated dishwasher, Travertine tiled flooring, double glazed window, wine cooler, space for a fridge/freezer.

Utility Room

17'0" x 9'2" (5.19m x 2.80m)

A large utility room with matching wall, drawer and base units, work surface with inset 1 1/4 stainless steel sink and drainer, built in storage racks and rails, continuation of the Travertine tiled flooring, wall mounted gas boiler, plumbing for a washing machine, space for a dryer, part tiled walls, 2 double glazed windows, double oak doors to a useful storage cupboard, also housing the hot water tank, door off to the side of the property.

Downstairs W.C

6'0" x 6'2" (1.84m x 1.89m)

A good size w.c fitted with a low level w.c, pedestal wash hand basin, tiled flooring, part tiled walls.

Formal Lounge

21'8" x 15'3" (6.61m x 4.66m)

A delightful room, spacious and immaculately presented with a feature central fireplace with a large wood burner, tiled hearth and timber bressumer, carpeted flooring, double glazed window to the front and double glazed french doors off to the rear garden.

Family Room

12'11" x 11'0" (3.95m x 3.37m)

Again very versatile in it's use, with two double glazed windows, engineered oak flooring.

Study

11'4" x 7'0" (3.47m x 2.15m)

With a double glazed window to the front, wood effect flooring.

Bedroom Six

17'1" x 10'7" (5.23m x 3.23m)

A versatile room, currently being used as a guest bedroom but could easily be used as a further reception room. There are two double glazed windows and a door into the wet room.

Wet Room

6'11" x 6'4" (2.11m x 1.95m)

A fantastic walk in wet room with a wall mounted shower, low level w.c., wash hand basin, fully tiled walls, double glazed window.

First Floor Landing

With access to the loft space, carpeted flooring.

Principal Suite

23'8" max x 17'10" max (7.22m max x 5.46m max)

An impressively spacious room, stylishly presented with attractive engineered oak flooring, double glazed french doors opening to a Juliet balcony, two double glazed windows.





En-suite

9'0" x 6'11" (2.75m x 2.13m)

Beautifully appointed with a walk in shower with 'Rainforest' style shower head over, low level w.c, wash hand basin, fully tiled walls, tiled flooring, velux window.

Bedroom Two

11'3" x 18'2" max (3.43m x 5.55m max)

A lovely light room, beautifully presented with double glazed french doors opening to a juliet balcony with views of the garden and fields beyond, wood effect flooring.

En-suite

8'1" x 6'1" (2.47m x 1.87m)

Fitted with a large walk in shower with 'Rainforest' style showerhead over, low level w.c, pedestal wash hand basin, fully tiled walls, tiled flooring.

Bedroom Three

14'10" x 11'10" (4.54m x 3.62m)

A spacious room with a double glazed window to the rear with superb field side views, built in wardrobes, carpeted flooring.

Bedroom Four

11'10" x 9'6" (3.61m x 2.90m)

With a double glazed window to the side, wood effect flooring.

Bedroom Five

9'9" x 9'7" (2.98m x 2.93m)

A double bedroom with wood effect flooring, built in wardrobes, double glazed window.

Family Bathroom

11'3" x 7'10" (3.43m x 2.41m)

A large and beautifully appointed bathroom fitted with a four piece suite comprising of a low level w.c, wash hand basin with vanity unit under, jacuzzi bath, large walk in shower cubicle with an 'all over' shower fully tiled walls with display recesses, wood effect flooring.

Outside

The property is approached via a tarmac driveway flagged by a generous lawn to one side and access to a double garage with 2 electric fob operated doors. The driveway is extensive with more parking to the front of the house and a gated gravelled area to one side of the house providing yet more parking if required. To the rear is a well maintained and generous garden with a large Indian Stone patio running the length of the house and steps leading up to a well-kempt raised lawn which backs on to open fields forming a lovely picturesque setting. There is a further area of garden to the side of the property.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification



from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁰⁰

3692.5 ft²
343.04 m²

Reduced headroom

15.86 ft²
1.47 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

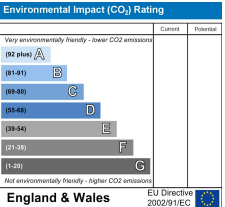
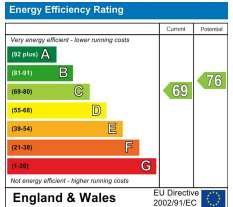
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5 FOOLSCAP BOXFILES
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