



Bellacre

Wrexham | | LL12 8YE

£700,000

MONOPOLY[®]

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LUXURIOUS, large 4 bedroom, 3 bathroom detached house on the prestigious Hoseley Lane, Marford. The property benefits from the most spectacular views across the Cheshire Plain as far as Liverpool. Refurbished throughout during 2021/22 to include: Bespoke kitchen, new bathrooms, upgraded electrics/plumbing including a new boiler, new windows, decoration, internal doors, floorings etc. Detached double garage. The property briefly comprises: Hallway, Living Room, Sitting Room, Open plan Kitchen/Dining/Family, Utility and Downstairs toilet the the ground floor with 4 Double Bedrooms, 2 En-Suites and Family Bathroom to the First Floor. Gardens to the Front and Rear. VIEWING HIGHLY RECOMMENDED.

- LUXURIOUS, LARGE FOUR BED, 3 BATHROOM HOUSE
- PRESTIGIOUS LOCATION ON HOSELEY LANE, MARFORD
- SPECTACULAR FAR REACHING VIEWS OVER THE CHESHIRE PLAINS
- REFURBISHED THROUGHOUT DURING 2021/22
- CONTEMPORARY BESPOKE KITCHEN
- DETACHED DOUBLE GARAGE
- VIEWING HIGHLY RECOMMENDED



ENTRANCE HALLWAY

Spacious, light and airy reception hallway with spindled staircase rising to the first floor galleried landing. Double doors to the sitting room, further doors to the living room, kitchen, dining area, utility, downstairs toilet and under stairs storage cupboard. Engineered oak flooring.

DOWNSTAIRS CLOAKROOM

White wash hand basin and toilet, single panel radiator, extractor fan and double glazed/frosted window to the front.

SITTING ROOM

12'0" x 19'7" (3.660m x 5.970m)
Double oak doors open from the hallway into a fabulous reception room. Log burner with slate hearth and oak mantel. Coved ceiling, two windows to the side elevation, plus French doors with additional full height side windows located within the bay to the front providing an opportunity to take full advantage of the superb, far reaching views across the Cheshire Plains. Carpeted flooring

LIVING ROOM

12'0" x 11'10" (3.660m x 3.630m)
With coved ceiling, feature wall and window to the rear, carpeted flooring.

KITCHEN/DINING/FAMILY

27'9" x 15'10" max (8.46 x 4.84 max)
A striking, contemporary space with bespoke kitchen, generous dining area and space for family seating. Kitchen 4.50 x 3.19 - Extensive range of mid grey base and full height units, integrated 5 ring neff induction hob, 2 dishwashers, 2 neff double ovens, neff warming drawer and neff microwave combination oven. Franke hot water tap. Quartz worktops, upstand and breakfast bar. I.25 sink and drainer beneath the window with fantastic far reaching views. Engineered oak flooring.

UTILITY ROOM

8'11" x 5'1" (2.720m x 1.550m)
Fitted with a range of full height and base units with a marble effect laminate worktop and splash back, single bowl stainless steel sink and drainer unit, quarry tiled floor, Space and plumbing for washing machine. Gas fired central heating boiler fitted 2021, UPVC double glazed door, giving access to the rear garden.

FIRST FLOOR LANDING

Spacious gallery style landing with a window to the front again taking advantage of the fantastic far reaching panoramic views across the Cheshire Plains, built in airing cupboard housing the pressurised hot water cylinder fitted 2021. Carpeted flooring. Doors to the 4 double bedrooms and family bathroom.

PRINCIPAL BEDROOM

13'6" x 12'0" (4.140m x 3.660m)
This generous, stunning bedroom has a feature wall and double ended bath beneath the window. Two spacious built in wardrobes with rails and shelves, TV aerial point and window to the front with stunning views across the Cheshire Plains. Doorway to ensuite shower room.

EN SUITE SHOWER ROOM

Modern fully tiled ensuite bathroom fitted in 2021 with a three piece suite comprising: shower cubicle with mains shower over, wash hand basin, and toilet. Underfloor heating, window to the side and extractor fan.

BEDROOM TWO

Double bedroom with window to the front taking full advantage of the fantastic views over to the Cheshire Plains, carpeted flooring, door to an ensuite shower room.





EN SUITE SHOWER ROOM

Comprising of a modern three piece suite fitted in 2021 , which includes fully tiled shower cubicle with mains shower over, wash hand basin with tiled splash back, tiled floor and extractor fan.

BEDROOM THREE

Generous sized double bedroom with window to the rear overlooking the rear garden, access to the loft space, coved ceiling and carpeted flooring.

BEDROOM FOUR

Double bedroom with a window to the rear overlooking the garden, carpeted flooring.

FAMILY BATHROOM

Huge family bathroom with a white four piece suite comprising: free standing double ended bath, corner shower with mains shower. Wash hand basin and toilet. Fully tiled walls and floor. high level window to the rear elevation.

GARAGE AND DRIVEWAY

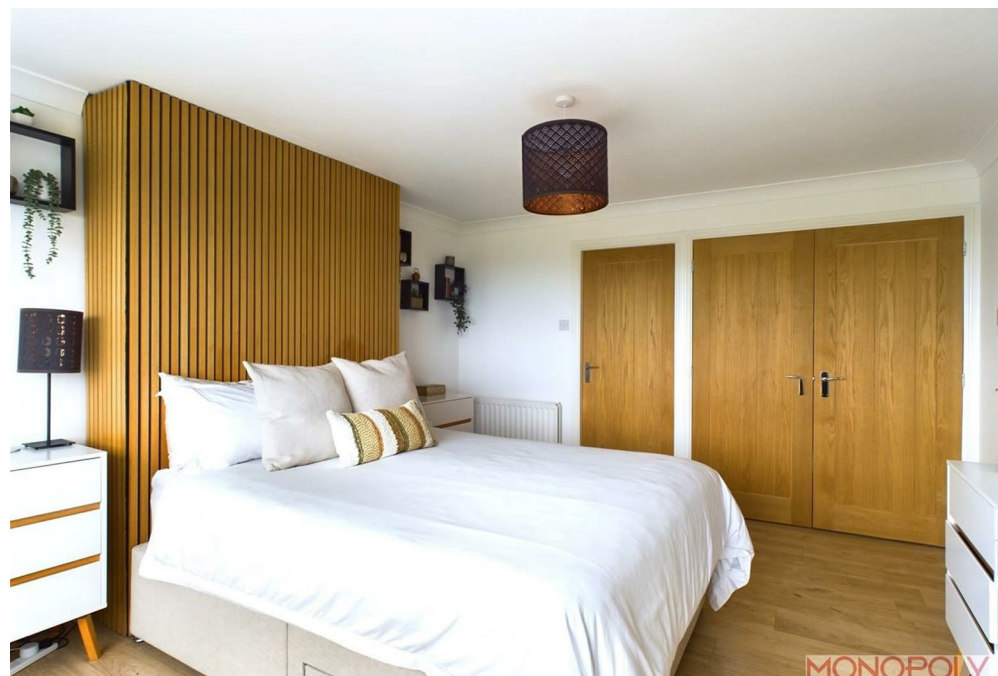
The property is approached by a brick paved driveway, providing ample off road parking and access to the detached double garage. The entrance to the driveway has shared access with the one neighbour, there is a legal right of way to cross in front of the adjacent property. However once you are beyond the neighbour and past the low wall separating the two properties, the parking and driveway to the front of this property are privately owned by Bellacre only, the neighbour does NOT have access or any right of way to use the parking, driveway or double garage.

GARDENS

The highlight of the garden is the large, raised decked patio with wrought iron railings to the front of the house, providing the most spectacular, extensive views over the Cheshire plains as far as Liverpool. The garden has a variety of mature planted beds to all sides. Immediately beyond the bi-fold doors at the rear there is an enclosed courtyard/rear patio with a manually retractable awning. Steps to the flat lawned area with further planting beyond. External water tap and brick built retaining walls. Pedestrian gate to the rear of the garden leads onto Marford Hill.

ADDITIONAL INFORMATION

THE HOUSE HAS BEEN EXTENSIVELY REFURBISHED INCLUDING: UPGRADED ELECTRICALS AND PLUMBING INCLUDING A NEW BOILER AND PRESSURISED TANK. NEW KITCHEN AND UTILITY, 3 NEW BATHROOMS AND DOWNSTAIRS TOILET, REPLASTERED AS NECESSARY, NEW INTERNAL OAK DOORS THROUGHOUT, NEW FLOORING (APART FROM THE OAK HALLWAY WHICH HAS BEEN RESANDED), DECORATED THROUGHOUT, WINDOWS, THE FRONT AND REAR DOOR WERE REPLACED IN 2021, THE FRENCH DOORS AND THE BI-FOLDS WERE FITTED IN 2018.....GAS CENTRAL HEATING.... UPVC WINDOWS AND DOORS... THE OWNERS OF THIS PROPERTY ARE CLOSELY RELATED TO A DIRECTOR AT MONOPOLY BUY SELL RENT



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.

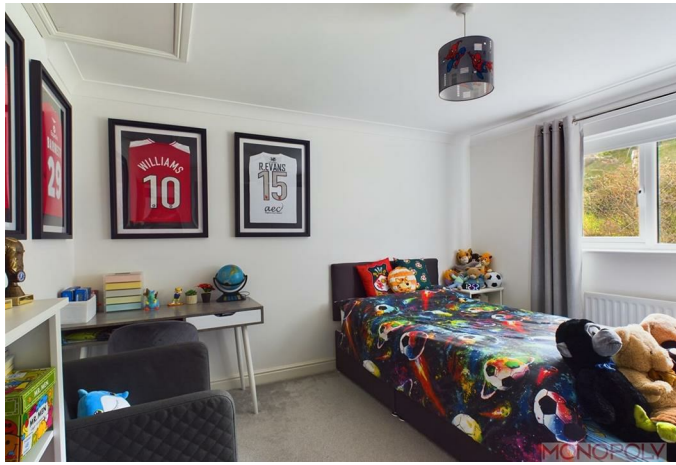
THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

HOMEBUYERS GUIDE

ADDITIONAL INFORMATION ABOUT THIS PROPERTY AND THE AREA SURROUNDING IT, ARE AVAILABLE IN THE HOMEBUYERS GUIDE WHICH YOU CAN FIND IN THE WEBLINK OR VIRTUAL TOUR LINKS.





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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1889.93 ft²
 175.58 m²

(1) Excluding balconies and terraces

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

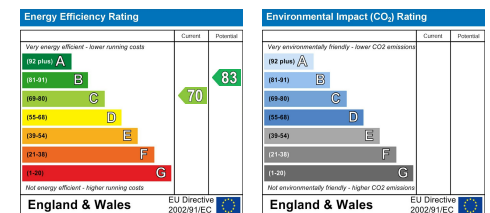
Calculations are based on RICS IPMS 3C standard.

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MONEY LAUNDERING REGULATIONS 2003

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