



Darwin, 28 Box Lane

Wrexham | | LL12 7RB

Offers In The Region Of £400,000

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# Darwin, 28 Box Lane

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This expansive property, located on the desirable Box Lane in Wrexham, covers 2646sqft, and is composed of two standalone buildings. The first building is a two-storey principal residence boasting open plan living to the ground floor and four bedrooms. The ground floor features an entrance hall, laundry room, wc, boot room, dining room, snug/study, a living room with a warm and inviting fireplace and stove, sunroom, and an open-concept kitchen, breakfast room. To the first floor are four bedrooms, one of which provides an en suite, space for a bathroom, spacious landing areas and a balcony to the front elevation. The second building provides functional and additional space across two floors, including a ground-floor garage and a wc/shower room, as well as an adaptable space on the first floor that could be utilised as a home office for studio apartment. This comprehensive space is perfect for those in search of space, practicality and the option for development through the ample rooms available in both buildings. Externally there are gardens to the front and rear plus ample off road parking.

- A SUBSTANTIAL FOUR BEDROOM DETACHED HOUSE
- GENEROUS GARAGE WITH STUDIO ANNEX/OFFICE ABOVE
- SPACIOUS OPEN PLAN LIVING ON THE GROUND FLOOR
- SUNROOM & SNUG
- UTILITY, BOOT ROOM, DOWNSTAIRS WC
- POTENTIAL FOR IMPROVEMENT
- REAR GARDEN & OFF ROAD PARKING
- SOUGHT AFTER LOCATION





### Entrance Hall

Composite entrance door with frosted glazing to sides, steps down and doors to dining and breakfast areas.

### Kitchen/Breakfast Room

Fitted timber range of wall and base units, oven and grill, gas hob, stainless sink drainer, mixer tap, space for dishwasher, window and upvc external door to side, tiled floor, door to utility, steps down to breakfast area with patio doors to rear garden, door to hall, open plan into lounge.

### Lounge

Carpet, wood burning stove, steps up to dining area, open plan into kitchen/breakfast room, sliding door to conservatory.

### Dining Room

Parquet flooring with inset carpet, stairs to first floor, door to snug/study.

### Snug/Study

Carpet, window to front, storage cupboard.

### Conservatory/Sun Room

Polycarbonate roof, patio doors to side.

### Utility

Space and plumbing for washing machine, storage cupboard, portal window to front, door to kitchen and boot room.

### WC

With toilet, hand wash basin, portal window to front.

### Boot Room

Doors to wc and utility, carpet.

### First Floor Landing

Doors to bedrooms and bathroom, door to balcony, airing cupboard.

### Balcony

Seating area with timber fencing and privacy screen.

### Bedroom One

Window to rear, built in wardrobe, door to en suite.

### En Suite

Shower enclosure, hand wash basin, window to side, double doors to wc, storage cupboard.

### Bedroom Two

Carpet, windows to rear and side, built in wardrobes.

### Bedroom Three

Carpet, window to rear, built in wardrobe.

### Bedroom Four

Carpet, window to rear, built in wardrobe.

### Bathroom

Plumbing in place ready for a new suite to be fitted.

### Outside

Rear garden with patio adjacent house, lawn, mature planting, pattern concrete area adjacent annex, gate to front drive, timber garden store.

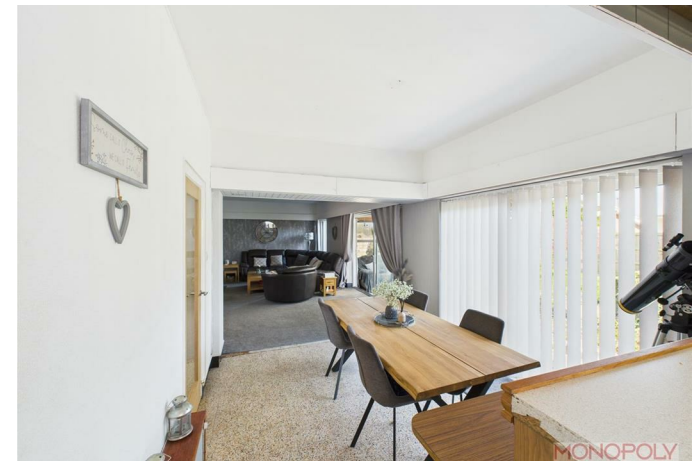
Front pattern concrete drive, providing ample off road parking, leading to the garage, lawn to side, mature planting.

### Garage

Up and over door, power and lighting, window and pedestrian door to rear.

### Annex/Home Office

Entrance hall with composite entrance door, stairs to









first floor, understairs storage, door to shower room.

Shower room with shower enclosure and wc.

Studio previously used as an office and as a studio apartment.

Partially renovated and with a few finishing touches this versatile space could be a brilliant studio flat or home office offering a potential income opportunity as a short or long term let or for a family member to live independently on the site of the main residence, windows to side and rear, space for kitchenette with window to rear.

#### **Additional Information**

Gas central heating boiler regularly serviced located in en suite cupboard .

#### **IMPORTANT INFORMATION**

\*Material Information interactive report available in video tour and brochure sections.

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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.

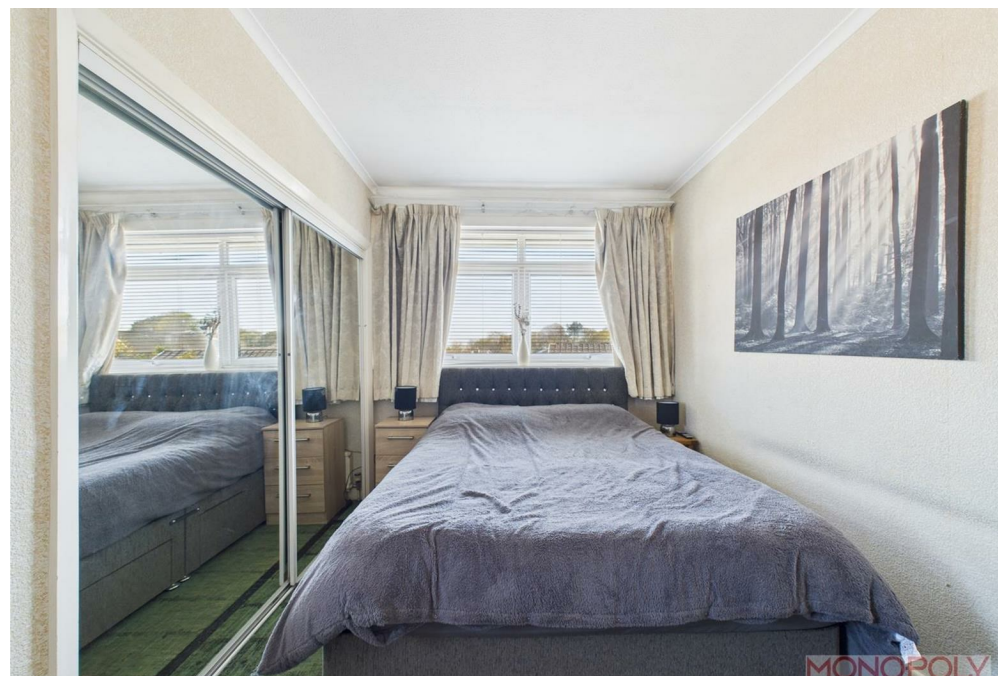
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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

#### **MORTGAGES**

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage













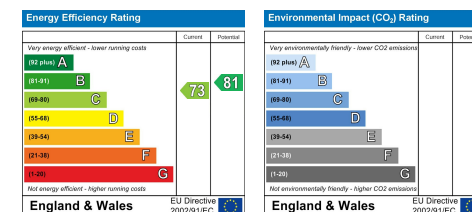


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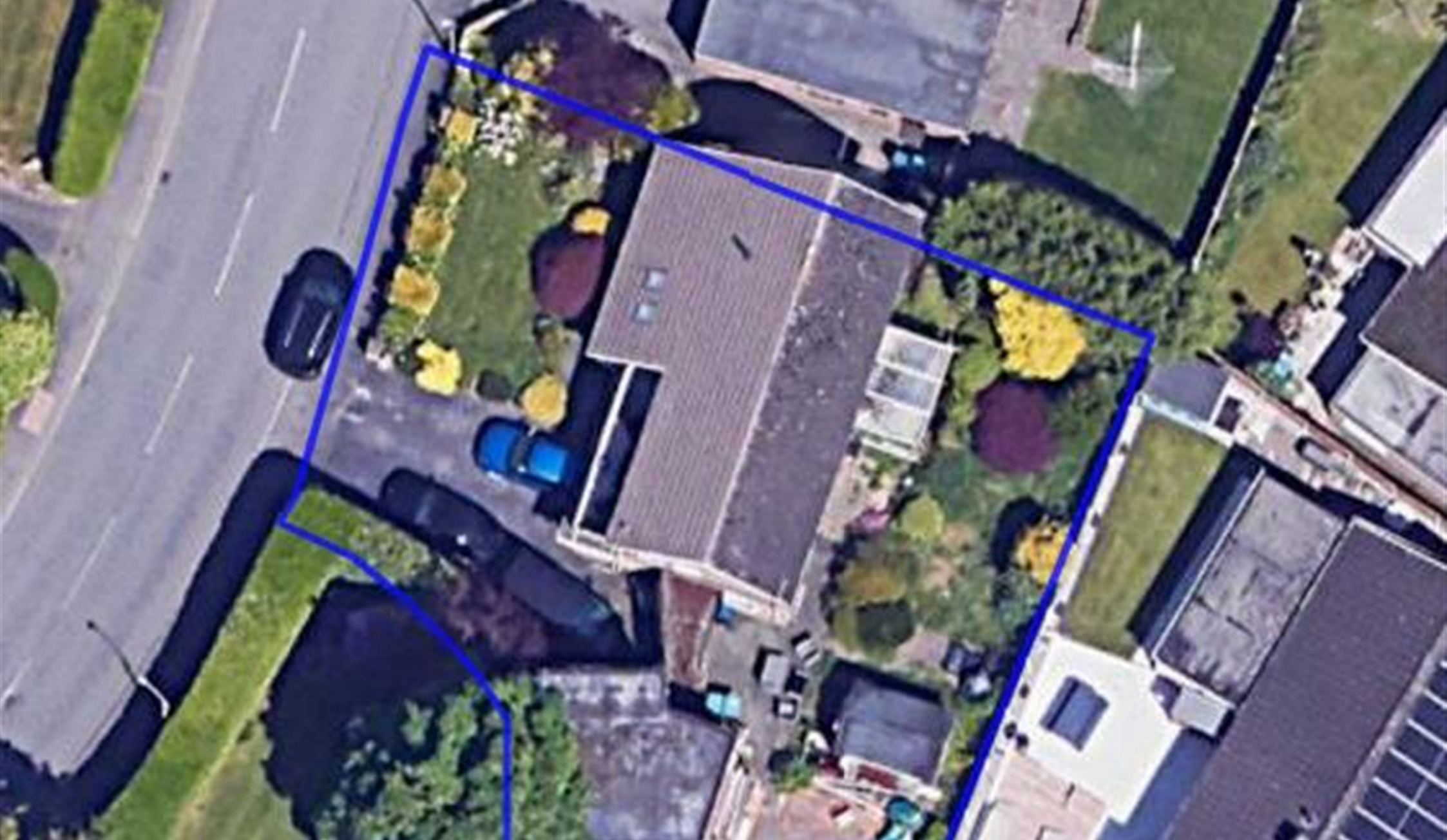












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