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Summerhill | Wrexham | LLI | 4SY

Offers In Excess Of £375,000

MONOPOLY
BUY ■ SELL ■ RENT

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Summerhill | Wrexham | LL11 4SY

Situated in the highly sought-after area of Summerhill Park, this impressive four-bedroom detached family home offers a perfect blend of space, comfort, and contemporary living. Thoughtfully designed for modern family life, the property features three generous reception rooms and a bright conservatory, creating versatile spaces ideal for both entertaining and everyday relaxation. The accommodation comprises a principal bedroom with a stylish en-suite, three further well-proportioned bedrooms, and a modern family bathroom, providing ample space for all the family. The double garage and driveway with parking for up to four vehicles add excellent practicality for multi-car households. Externally, the property enjoys attractive gardens offering a pleasant outdoor setting for entertaining or simply enjoying the peaceful surroundings. Located in the ever-popular area of Summerhill, the home benefits from a tranquil residential setting while remaining just a short drive from Wrexham City Centre. Nearby are well-regarded schools, local shops, cafés, and scenic countryside walks, as well as excellent transport links via the A483, giving easy access to Chester, Oswestry, and beyond. A beautifully presented and spacious home in a prime location - early viewing is highly recommended.

- DECEPTIVELY SPACIOUS FOUR BEDROOM
- DETACHED HOUSE
- FANTASTIC VIEWS FROM REAR GARDEN
- DOUBLE GARAGE
- SUN ROOM
- EN SUITE SHOWER ROOM
- GOOD SIZED GARDEN TO REAR
- UTILITY ROOM
- THREE RECEPTION ROOMS
- POPULAR AND SOUGHT AFTER LOCATION



ACCOMMODATION TO THE GROUND FLOOR

The property has a canopy porch and is accessed via a composite double glazed and frosted door which gives access to the spacious entrance hallway.

ENTRANCE HALLWAY

With wood effect laminate flooring, staircase rising off to the first floor accommodation, radiator, understairs cupboard.

DOWNSTAIRS CLOAKROOM W.C.

Comprising of low level w.c. set in a vanity unit, pedestal wash hand basin, UPVC Double glazed and frosted window to the front, radiator.

FAMILY ROOM

11'9" x 9'7" (3.59m x 2.93m)

UPVC Double glazed window to the front with radiator beneath, wood effect laminate flooring.

LOUNGE

19'1" x 11'9" (5.83m x 3.60m)

Extremely spacious and light room, with UPVC Double glazed bay window to the front, two radiators, UPVC Double glazed French doors with matching side windows leading into the Sun Room

SUN ROOM

12'0" x 9'3" (3.66m x 2.82m)

With UPVC Double glazed units, wood effect laminate flooring, electric radiator, UPVC Double glazed door opening to the rear garden.

KITCHEN

15'2" x 8'10" (4.63m x 2.71m)

Fitted kitchen comprising a good range of wall and base cupboards with complementary worktop surfaces incorporating one and half bowl sink unit with mixer tap, built in four ring gas hob, electric double oven/grill with stainless steel canopy extractor hood above, built in microwave, Integral Fridge/ freezer, spotlights to ceiling, laminate flooring, UPVC Double glazed French style doors with matching side windows opening to the rear garden, radiator, door to utility room.

UTILITY ROOM

6'0" x 5'10" (1.85m x 1.78m)

With worktop surfaces incorporating stainless steel sink unit

with mixer tap, New Worcester gas central heating boiler under worktop, laminate flooring, plumbing for washing machine, extractor fan, UPVC Double glazed window to the rear and UPVC Double glazed door to the rear garden

FIRST FLOOR LANDING AREA

With access to the loft space, which is part boarded, airing cupboard, doors off to the bedrooms and bathroom

MAIN BEDROOM

12'8" x 11'9" (3.88m x 3.59m)

With UPVC Double glazed window to the front with radiator beneath, carpeted flooring, built in wardrobes either side of the entrance to the en suite shower room.

EN SUITE SHOWER ROOM

11'9" x 3'10" (3.60m x 1.17m)

Spacious En-suite comprising of dual sized shower cubicle, wash hand basin and low level w.c. set in a vanity unit, Chrome ladder style radiator/ towel rail, extractor fan, UPVC Double glazed and frosted window to the rear, part tiled walls.

BEDROOM TWO

12'0" x 9'3" (3.67m x 2.83m)

With UPVC Double glazed window to the front with radiator beneath, carpeted flooring.

BEDROOM THREE

10'7" x 9'6" (3.25m x 2.90m)

With UPVC Double glazed window to the rear with far reaching rural views, radiator, carpeted flooring.

BEDROOM FOUR

10'7" x 6'3" (3.24m x 1.93m)

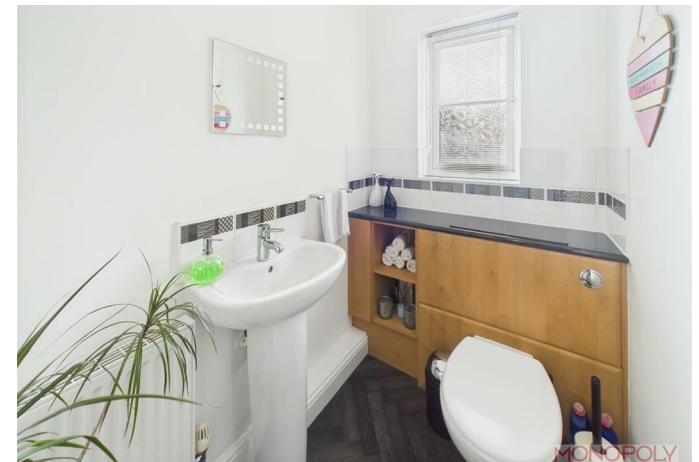
With UPVC double glazed window to the rear, radiator, carpeted flooring

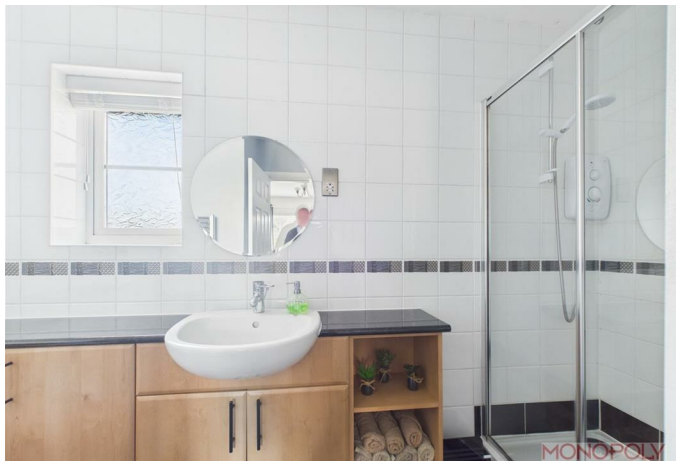
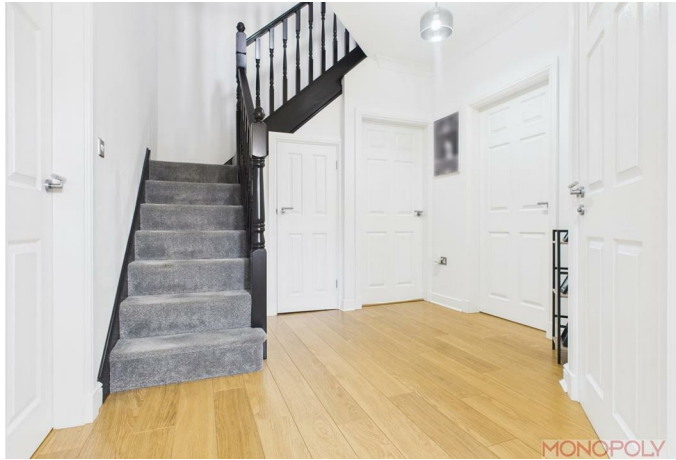
FAMILY BATHROOM

With panel enclosed bath, shower cubicle, wash hand basin and low level w.c. set in a vanity unit, Chrome ladder style radiator/towel rail, UPVC Double glazed and frosted window to the front, fully tiled walls, extractor fan, electric shaver point

OUTSIDE TO THE FRONT

The property has a driveway situated to the right hand side





of the property offering off road parking for two vehicles and leading to the double garage with two single electric up and over doors.

The garden has a lawned garden area and central pathway leading to the front entrance door

OUTSIDE TO THE REAR

Really good sized garden, comprising of Paved patio area leading to a pathway of slate chippings leading to a decked area taking advantage of far reaching rural views, Feature borders housing mature bushes and plants

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.

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 PETE on 07907 419605 to find out more.

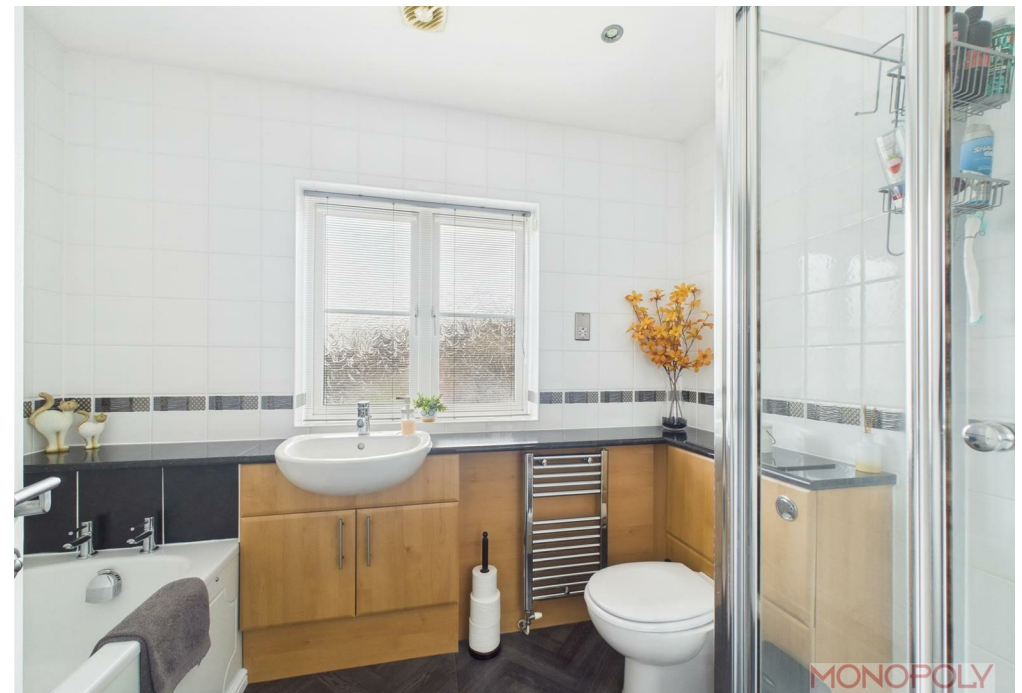
Please remember that you should not borrow more than you can safely afford.

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

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.

New boiler installed January 2025, 5 year BG warranty in place. Partially boarded loft.



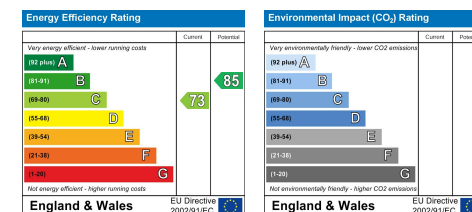


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