



13

Marford || LL12 8XN

£350,000

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Situated in the highly sought-after residential area of Marford, this four-bedroom detached family home has been thoughtfully extended and is beautifully presented throughout. The property offers spacious and versatile accommodation ideal for modern family living. In brief, the ground floor comprises an entrance hall, downstairs WC, generous lounge/diner, and an impressive open-plan kitchen/breakfast/utility area with ample natural light and garden access, making it the heart of the home. To the first floor, the principal bedroom benefits from a built-in wardrobe and en-suite shower room. There are three further well-proportioned bedrooms and a modern family bathroom. Externally, the property boasts well-maintained front and rear gardens, with the rear enjoying a good level of privacy, mature borders, and a patio seating area. A driveway provides off-road parking and leads to a detached single garage. Poplar Close is a quiet cul-de-sac within the ever-popular village of Marford, which is ideally located for access to both Wrexham and Chester. The area offers a range of local amenities, reputable primary and secondary schools nearby.

- EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION
- ENTRANCE HALL/DOWNSTAIRS WC
- LOUNGE/DINER
- KITCHEN/BREAKFAST/UTILITY
- PRINCIPAL BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM
- GARDENS TO FRONT AND REAR
- DRIVEWAY AND GARAGE
- EXCELLENT TRANSPORT LINKS



Entrance Hall

UPVC double glazed door leading into the entrance hall. Under-stairs storage cupboard, LVT (Luxury Vinyl Tiled) wood effect flooring, panelled radiator, ceiling light point, stairs to first floor and doors into downstairs WC, kitchen and lounge/diner.

Downstairs WC

Two piece suite comprising low-level WC and floating wash hand basin. Heated towel rail, patterned tiled flooring, ceiling light point and frosted window to the side elevation.

Lounge/Dining Area

UPVC box style window to the front elevation. Two panelled radiators, two ceiling light points, wooden laminate flooring and space for living furniture/dining table. Opening into kitchen/breakfast area.

Kitchen/Breakfast Room/Utility

Extended 'L' shaped kitchen/breakfast/utility area housing a range of shaker style wall, drawer and base units with complimentary work surface over. 1 1/2 stainless steel sink unit with mixer tap over. Integrated appliances to include a dishwasher, fridge-freezer electric fan oven, induction hob, extractor and washing machine. Recessed LED lighting, brick-style splash-back tiling, LVT flooring, panelled radiator, breakfast bar area and door into entrance hallway. UPVC double glazed 'French' style doors to the rear garden area, uPVC double glazed frosted door to the side elevation and uPVC double glazed window to the rear.

Landing Area

UPVC frosted window to the side elevation. Carpeted stairs rising from entrance hall to a mid-landing area then first floor. Storage cupboard with shelving, access to loft and doors into bedrooms and bathroom.

Principal Bedroom

Part of the extension the principal bedroom has two uPVC double glazed windows to the rear elevation. Double doors to a built in wardrobe clothes rail and shelving. Carpet flooring, two ceiling light point, panelled radiator and door into en-suite shower room.

En-suite

Three piece suite comprising low-level WC, wash hand pedestal with vanity storage under and enclosed mains shower cubical with glass screen. Chrome heated towel rail, fitted vanity mirror, extractor, LVT flooring, fully tiled walls and recessed LED lighting.

Bedroom Two

UPVC double glazed window to the front elevation. Ceiling light point, carpet flooring and panelled radiator.

Bedroom Three

UPVC double glazed window to the side elevation. Ceiling light point, carpet flooring and panelled radiator.

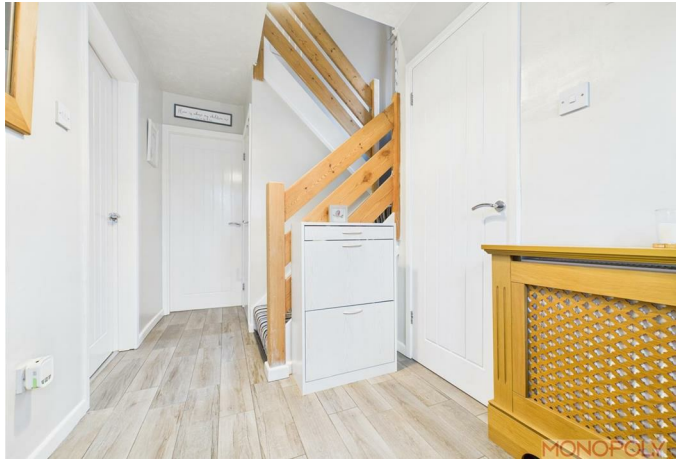
Bedroom Four

UPVC double glazed window to the side elevation. Ceiling light point, carpet flooring and panelled radiator.

Bathroom

Modern three-piece suite family bathroom comprising low-level WC, wash hand basin set in vanity unit with storage and 'P' shaped panelled bath with mains shower over and glass screen. Tiled walls, LVT flooring, recessed LED lighting, chrome heated towel rail, extractor and uPVC double glazed frosted window to the front elevation.





Garage

Single brick built garage with up and over door. Power, lighting and window to the rear.

Outside

Externally, the property boasts a well-maintained front garden with a neatly edged lawn, established hedging for privacy, and a paved pathway leading to the entrance. To the rear, the generous enclosed garden is ideal for families, offering a patio seating area, lawn with space for children's play equipment, and mature trees and hedges providing natural screening. A raised decked area with balustrade offers additional seating or entertaining space. The property also benefits from a gated side driveway providing off-road parking and access to a detached single garage.

Additional Information

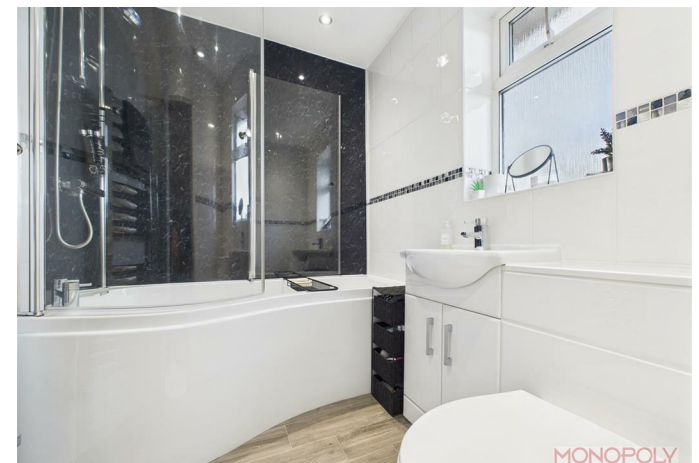
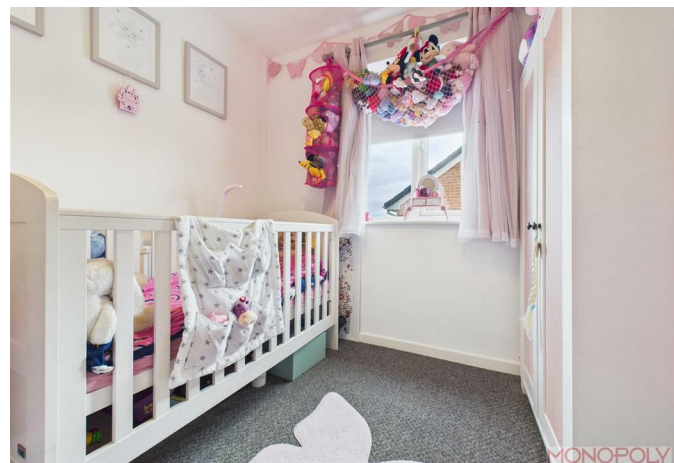
A double storey extension was added by the present owners to the rear of the property. Internal doors are white engineered oak.

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.







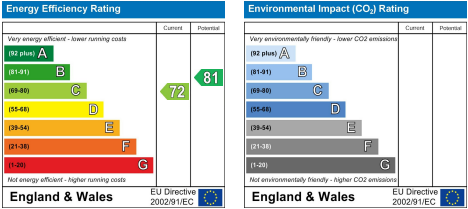


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