



9

Wrexham | LL12 9NX

£350,000

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Situated in a quiet and sought-after cul-de-sac in the desirable village of Hope, this well-presented four-bedroom detached family home offers spacious and versatile living. The accommodation comprises an entrance hall with useful under-stairs storage, a downstairs WC, a generous lounge with an archway leading into the open-plan kitchen and dining area. A door from the kitchen provides access to an integral garage, ideal for additional storage or vehicle. To the first floor, there are three well-proportioned double bedrooms, each with fitted wardrobes, plus a generously sized fourth bedroom. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Externally, the property enjoys a lawned front garden and a private rear garden, offering a paved patio area, lawn, and established borders. A double-width driveway provides off-road parking for two vehicles. Located in the heart of Hope, one of Wrexham's most sought-after villages, the area offers a strong sense of community with a range of local amenities including a convenience store, post office, cafes, pubs, and a reputable primary and secondary school (Castell Alun). Hope also benefits from excellent transport links, with a railway station providing direct access to Wrexham and Chester, and easy road connections via the A483 and A55. Surrounded by beautiful countryside and close to the nearby village of Rossett, this location is ideal for families and commuters alike.

- DETACHED FOUR BEDROOM FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION OF HOPE
- ENTRANCE HALL WITH DOWNSTAIRS WC
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN/DINING AREA
- PRINCIPAL WITH ENSUITE
- MODERN FAMILY BATHROOM
- INTEGRAL GARAGE
- GARDENS TO FRONT AND REAR
- DRIVEWAY WITH OFF ROAD PARKING



Entrance Hall

Composite door leading into entrance hallway with ceiling light point, tiled flooring with under-floor heating, panelled radiator, stairs rising to first floor, doors off to downstairs WC and lounge.

Lounge

UPVC double glazed leaded box window to the front elevation. Log burner with marble surround. Engineered oak wooden flooring, ceiling light point, panelled radiator and archway leading into open plan kitchen/dining area.

Open Plan Kitchen and Dining Room

This bright and stylish open-plan kitchen and dining room offers a superb space for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of wall, base, and drawer units with complementary work surfaces, including a breakfast bar with integrated storage and seating space. High-spec integrated appliances include a 'Neff' induction hob with extractor above, dual eye-level oven and grill, dishwasher, and washing machine, with space for an American-style fridge freezer. A 1.5 bowl porcelain sink with mixer tap sits beneath a uPVC double glazed window overlooking the rear garden, while additional lighting is provided by recessed LED downlights, under-cabinet lights, and kickboard lighting. The kitchen also features a modern vertical radiator, tiled flooring, a cupboard housing the Worcester combination boiler, a handy under-stairs storage cupboard, and a uPVC frosted door providing garden access. The dining area enjoys a pleasant garden outlook through uPVC double glazed sliding patio doors, and includes space for a dining table, engineered oak wooden flooring, and a vertical panel radiator—perfectly combining practicality with comfort in a contemporary family space.

Downstairs WC

UPVC frosted double glazed window to the front elevation. Two piece suite comprising of a WC and wall mounted wash hand basin. Fully tiled walls and flooring, panelled radiator and ceiling light point.

Landing Area

Airing cupboard with shelving, access to loft, carpet flooring, ceiling light point, doors to bedroom and bathroom.

Bedroom One

UPVC double glazed leaded window to the front elevation. Housing a range of fitted wardrobes with clothing rail and shelving. Modern vertical panelled radiator, carpet flooring, ceiling light point and door into en-suite.

En-suite

UPVC frosted double glazed window to the rear elevation. Three piece suite comprising low-level WC, pedestal wash hand basin and double walk-in mains shower cubical with glass screen. Heated towel rail, wall-mounted vanity mirror, extractor, recessed LED lighting, tiled walls and flooring.

Bedroom Two

UPVC double glazed window to the rear elevation. Housing a range of fitted units to include a wardrobe, desk and wall cabinets. Carpet flooring, ceiling light point and panelled radiator.

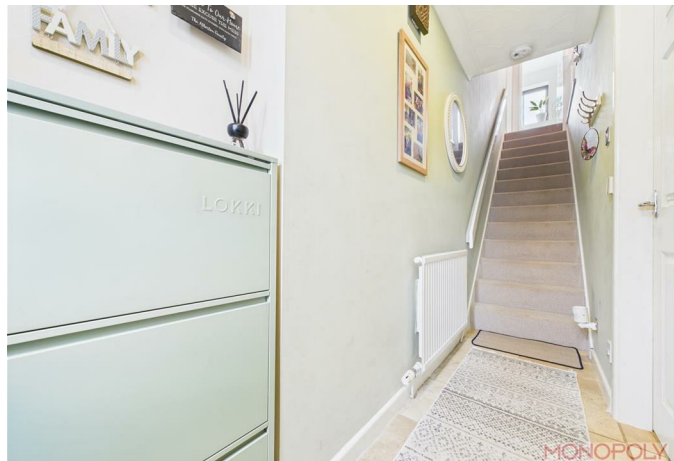
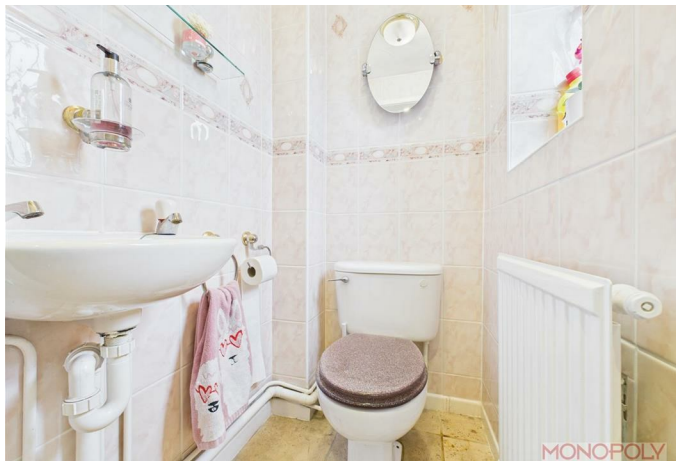
Bedroom Three

UPVC double glazed leaded window to the front elevation. Housing a range of fitted wardrobes with clothing rail and shelving. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Four

UPVC double glazed leaded window to the front





elevation. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

Modern bathroom featuring striking teal vanity units with shaker-style doors and sleek brass handles. The space comprises a contemporary close-coupled WC with concealed cistern, a counter-top basin with matte black mixer tap, and a panelled bath with rainfall shower and additional handheld attachment, all finished in matching black fittings. A curved glass screen provides a practical yet stylish shower enclosure. The walls are finished in a high-gloss panel for easy maintenance, while the floor boasts white marble-effect tiles. Additional features include a LED-lit mirror, heated towel rail, and a frosted uPVC double glazed window allowing in plenty of natural light while maintaining privacy.

Garage

Integral garage with electric up and over door, power, lighting and space for tumble dryer. Door leading into kitchen area.

Outside

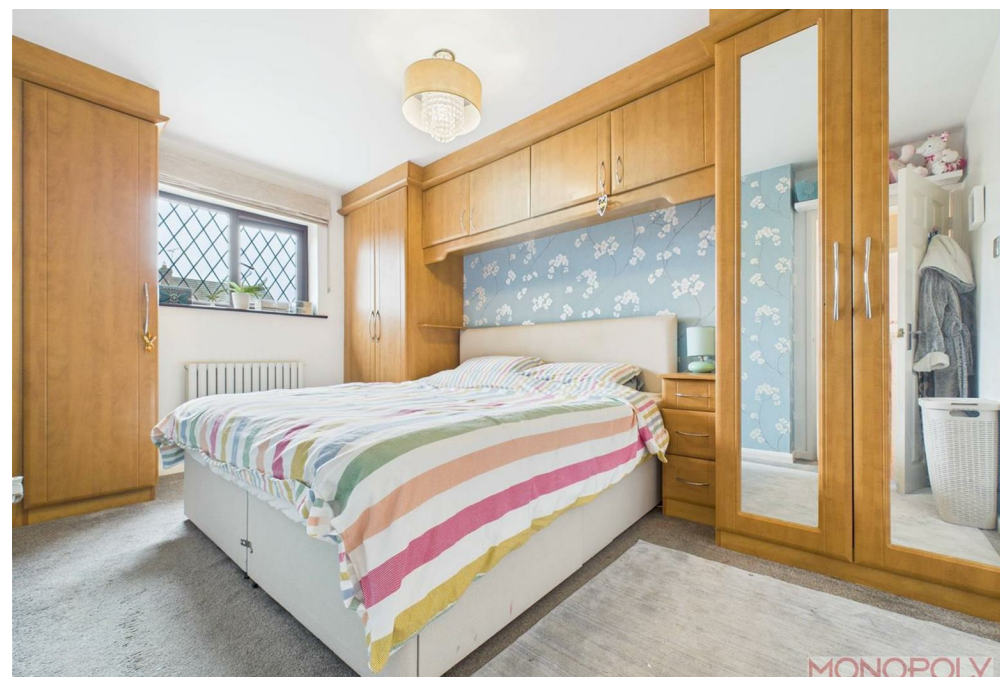
The property sits on a generous plot with a block-paved driveway providing ample off-road parking, leading to an integral garage with up-and-over door. A neat lawn with mature planting adds kerb appeal to the front. The rear garden is beautifully landscaped and offers a private, enclosed space ideal for families or entertaining, featuring a shaped lawn, established borders, and a curved paved patio. There's a further paved seating area and a useful concrete path extending down the side of the house, providing access to the rear garden and external doors. The garden is well-screened with mature hedging and trees, offering privacy and a pleasant outlook. Additional features include an outside tap, lighting and outdoor socket.

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.







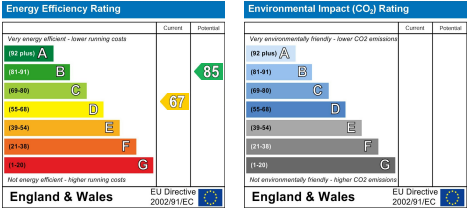


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