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Wrexham | | LL11 4UZ

Offers In Excess Of £350,000

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Situated in a highly sought-after residential location of Gwersyllt is this spacious four-bedroom detached family home in immaculate condition and offering versatile living accommodation throughout. The property briefly comprises an entrance hall, modern kitchen/breakfast room, generous open-plan lounge and dining area, additional reception room currently used as a snug, and a convenient downstairs WC. To the first floor there are four well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a family bathroom serving the remaining bedrooms. Externally, the property sits on a pleasant corner plot with gardens to front and rear, as well as a driveway providing ample off-road parking and garage. Bickerton Drive is located in a desirable residential area on the outskirts of Wrexham. The property is within easy reach of a range of local amenities including shops, schools, and medical facilities. The nearby A483 offers excellent road links to Chester, Oswestry and beyond, making this an ideal location for commuters. In addition, the area is well served by public transport and offers access to local parks and countryside walks.

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- SITUATED ON A CORNER PLOT
- MODERN KITCHEN/BREAKFAST AREA
- OPEN PLAN LOUNGE/DINING AREA
- ADDITIONAL RECEPTION ROOM
- DOUBLE BEDROOMS WITH BUILT IN STORAGE
- PRINCIPAL WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM PLUS DOWNSTAIRS WC
- LANDSCAPED GARDENS/SPACIOUS DRIVEWAY/GARAGE
- EXCELLENT SOUGHT AFTER RESIDENTIAL LOCATION



Entrance Hall

UPVC double glazed door with frosted side panel leads into spacious entrance hallway with tiled flooring, vertical panelled radiator, ceiling light point, access to under-stairs storage with wall light, doors leading into kitchen, lounge/diner, snug and downstairs WC. Stairs rising to first floor.

Kitchen/Breakfast Room

This modern fitted kitchen/breakfast room has been thoughtfully converted from the former garage to create a stylish and practical space. It is fitted with an excellent range of wall, drawer, and base units, complemented by Silestone work surfaces. A central island with seating provides both a focal point and additional storage, housing a five-ring induction hob with a pendant extractor above. The kitchen is fully equipped with integrated appliances which have been recently replaced including a fridge, under-counter freezer, dishwasher, and washing machine, as well as two newly fitted eye-level electric fan ovens. An inset stainless steel sink with Silestone drainer and detachable hose mixer tap completes the design. Finishes include tiled flooring, a vertical panelled radiator, cupboard housing combination boiler, recessed LED lighting, and two uPVC double-glazed windows to the front elevation. French style doors open directly onto the patio and garden area, ideal for entertaining, with further doors leading into the converted carport space and the entrance hallway.

Open Plan Lounge/Dining Area

UPVC double glazed window to the front elevation and sliding patio doors to the rear. Wall-mounted bio-ethanol fireplace fitted to a tiled chimney breast. Finished with wooden laminate flooring, two ceiling light points, two radiators including one vertical.

Snug

UPVC double glazed window to the rear elevation. Vertical panelled radiator, tiled flooring and ceiling light point. Versatile space and additional reception room which could be utilised as a playroom/study.

Downstairs WC

Fitted with a modern two-piece suite comprising a low-level WC and vanity unit with inset wash basin and storage beneath. Finished with tiled walls and flooring, chrome heated towel rail, and frosted uPVC double-glazed window to the side elevation.

Landing Area

Spacious landing area with access to four double bedrooms and family bathroom. Access to loft space with the added benefit of a pull-down ladder, lighting and partly boarded. Finished with ceiling light point, carpet flooring and storage cupboard with shelving.

Principal Bedroom

UPVC double glazed window to the front elevation with roller blind. Built in storage cupboard plus additional fitted wardrobes. Finished with wooden laminate flooring, ceiling light point, panelled radiator and door leading into en-suite shower room.

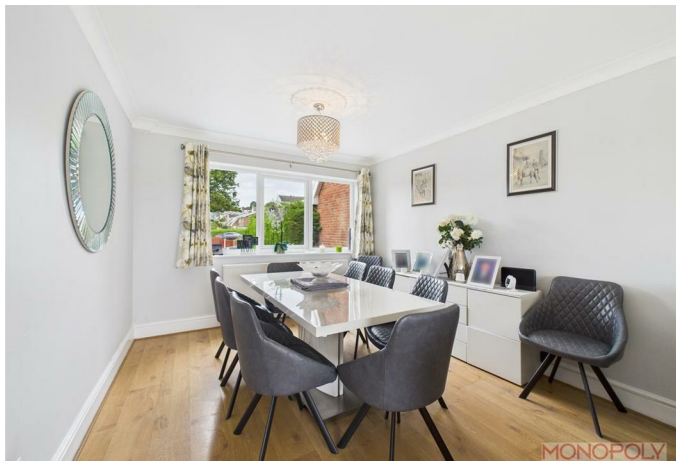
En-suite Shower Room

A beautifully presented en-suite fitted with a modern three-piece suite comprising a double walk-in shower with rainfall and handheld attachments, low-level WC, and wash basin set within a sleek vanity unit providing storage. Finished with contemporary tiled walls and flooring, chrome fittings, heated towel rail and frosted uPVC double-glazed window to the side elevation allowing natural light while maintaining privacy.

Bedroom Two

UPVC double glazed window to the rear elevation





with roller blind and views. Built in storage cupboard, wooden laminate flooring, panelled radiator and ceiling light point.

Bedroom Three

UPVC double glazed window to the front elevation with roller blind Built in storage cupboard, wooden laminate flooring, panelled radiator and ceiling light point.

Bedroom Four

UPVC double glazed window to the rear elevation with views. Built in storage cupboard, wooden laminate flooring, panelled radiator and ceiling light point.

Family Bathroom

A beautifully appointed family bathroom featuring a freestanding contemporary bath with floor-mounted chrome mixer tap and shower attachment. The bath is set against a striking feature wall with a natural stone-effect finish, creating a stylish focal point. The suite also includes a modern vanity unit with inset wash basin, mixer tap, storage below, and a concealed cistern WC. A chrome heated towel rail and wall-mounted mirror add convenience. The space is finished with tiled flooring, part-tiled walls, and a uPVC double glazed frosted window to the side elevation, providing natural light while maintaining privacy.

Garage

Previously a carport and converted into a useful storage area with electric roller shutters to both the front and rear. Finished with lighting, power and internal door into kitchen/breakfast room.

Outside

Situated on a generous corner plot, this property offers excellent outdoor space. To the front, a block-paved driveway is complemented by a decorative slate chipped section, providing ample off-road parking for multiple vehicles. Access to the rear is available via a timber gate to the left, while to the right, double electric roller doors open through to the garden and garage area. The rear garden has been thoughtfully landscaped to create both style and practicality, featuring a spacious paved patio ideal for outdoor dining and entertaining, along with a well-maintained lawn enclosed by timber panel fencing. The garden enjoys a high degree of privacy, as it is not overlooked from the rear. Additional benefits include an outside tap, security lighting, and a hard-wired security system, ensuring both convenience and peace of mind.

Additional Information

The current owners have both maintained and improved the property during their time at the property. The main changes include converting the garage space to create a modern and spacious kitchen/dining area. The combination boiler was updated five years ago and has been serviced every year. The loft is partly boarded and has a pull-down ladder.

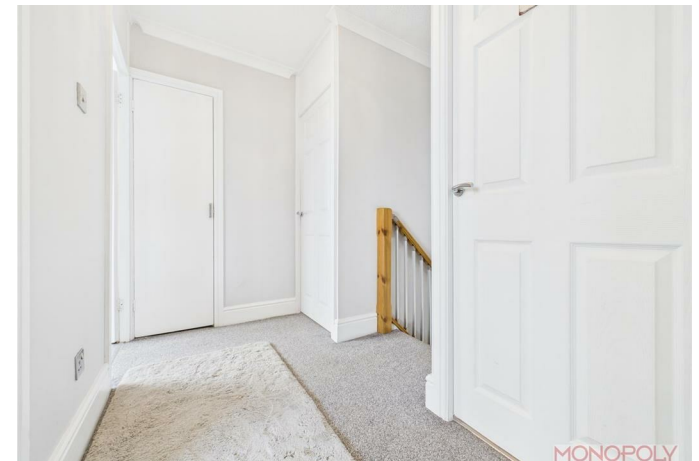
Important Information

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.





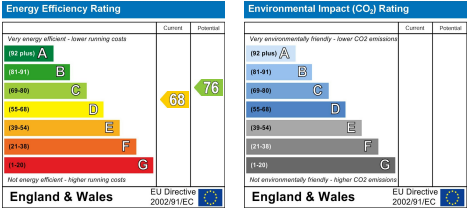


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