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Lambourne Court, Gwersyllt

Offers in excess of £230,000

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Key Features

- > **Modern construction**
- > **Light, space and character**
- > **Charming walled garden**
- > **Garage/ off-street parking**

- > Tenure: Freehold
- > Awaiting EPC rating



Set in a sought-after modern development, 92 Lambourne Court is a beautifully presented three-bedroom detached home offering spacious and well-planned accommodation throughout. With three bathrooms, off-street parking, and a private garage, this property is ideal for families, professionals or anyone looking for a versatile and stylish home with excellent modern comforts.





Entrance Hallway Stepping through the front door, you are welcomed by a long and inviting hallway, setting the tone for the generous proportions throughout the home. The hallway includes two large storage cupboards, perfect for coats, shoes, and household essentials. A handy downstairs WC features a modern two-piece white suite, offering practicality for guests and everyday use.

Kitchen / Diner

Situated to the left of the hallway, the contemporary kitchen/diner is a bright and sociable space, ideal for both everyday living and entertaining. To the front of the room, there is ample space for a dining table positioned beneath the large window, creating a pleasant spot for family meals or morning coffee. The kitchen itself is thoughtfully designed with a wraparound layout, offering generous worktop space and plenty of storage, while allowing easy movement and functionality.

Lounge

At the rear of the property, the lounge is a true highlight—bright, airy, and spacious with large patio doors that open directly onto the enclosed, walled garden. This room is perfect for relaxing or entertaining, with natural light pouring in and a peaceful garden outlook that enhances the sense of calm and space.

Family Bathroom

The upstairs accommodation is centered around a well-appointed family bathroom, finished in a sleek grey and white colour palette. The space is modern and fresh, offering a bathtub with overhead shower, wash basin, and WC—ideal for busy households.







Bedroom One

The master bedroom is a generous double room, offering excellent space and comfort. There is a large wardrobe with sliding doors. This bedroom further benefits from a private en-suite shower room, providing added convenience and privacy.

Bedroom Two

The second bedroom is a good-sized double, with flexibility to be used as a guest room, children's room, or home office. The room enjoys a neutral finish and plenty of natural light.

Bedroom Three

Currently used as a study, the third bedroom is well-sized and versatile, making it ideal for home working, a nursery, or additional guest accommodation.

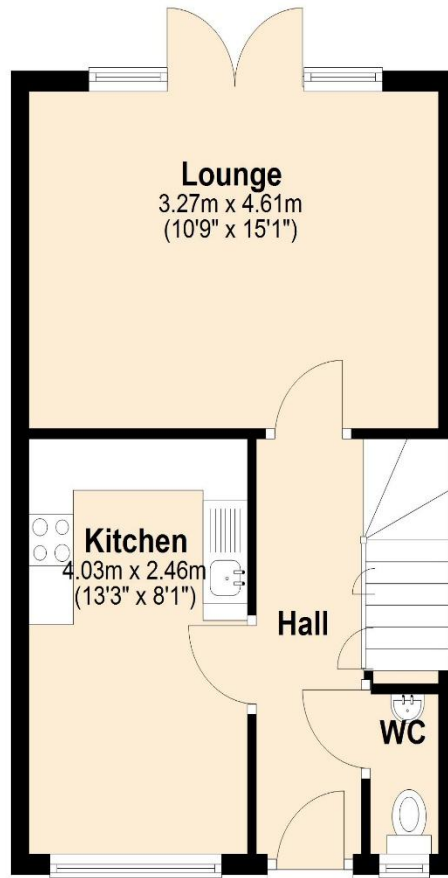
External Features

Outside, the property benefits from off-street parking and access to a private garage, offering secure storage or parking as needed. The rear garden is fully enclosed by a brick wall, and has plenty of established trees, providing a private and safe outdoor space perfect for relaxing, dining al fresco, or entertaining. This is a well-balanced, low-maintenance modern home that blends style, comfort, and practicality, with thoughtful design features throughout. A must-see for anyone looking to move into a quiet and contemporary setting without compromising on space.



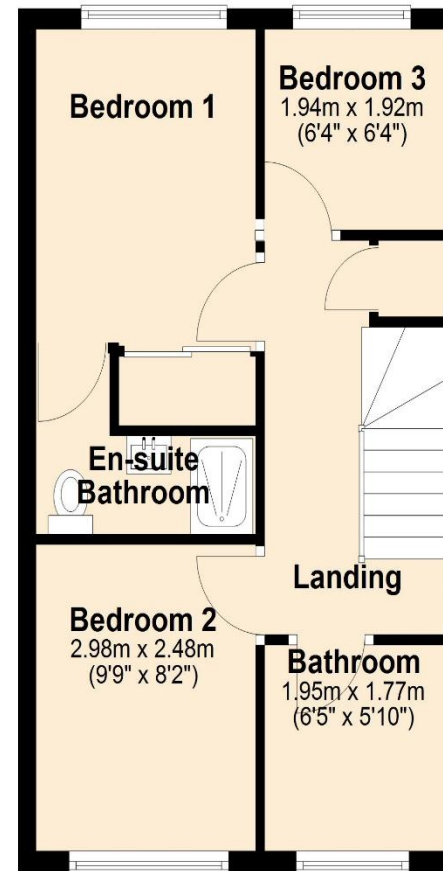
Ground Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



Total area: approx. 70.7 sq. metres (760.9 sq. feet)

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