



# 28 CASTLE GATE

Holt, Wrexham

**Rickitt**  
Partnership

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## Modern detached in Holt Village

Modern detached house ♦ Five bedrooms ♦ Two reception rooms ♦ Dining kitchen ♦ En-suite shower, bathroom & shower room ♦ Pleasant cul de sac location ♦ Enclosed rear garden ♦ Off road parking ♦ Detached double garage ♦ NO CHAIN ♦ EPC C

### Description

A delightful modern five bedroom family detached house located in a pleasant cul de sac development in Holt Village. This well presented two reception room home is arranged over three floors, has an en-suite shower room to the main bedroom, separate bathroom and shower room. There is off road parking for several vehicles and a detached double garage to the front, with a well kept private garden to the rear.

#### Entrance Hall

Open staircase to first floor with cupboard below. Timber flooring. Coved ceiling. Radiator.

#### Cloakroom

Low level WC and hand wash basin with mixer tap. Part tiled walls. Coved ceiling. Tiled floor. Radiator.

#### Sitting Room

Ornate Edwardian style fireplace with living flame gas fire, timber surround and granite hearth. Coved ceiling. Double glazed window to front. Two double glazed windows to rear. Radiator.

#### Study

Double glazed window to front. Timber flooring. Coved ceiling. Radiator.

#### Dining Kitchen

Range of wall and base units with granite work surface above with one and half bowl stainless steel sink unit with mixer tap. Integrated Beko dishwasher.





Floor to near ceiling base and wall unit with integrated fridge and freezer with glass panelled display unit. Tiled splashback. Rangemaster range style cooker with five ring gas hob and exterior fan above. Coved ceiling. Four double glazed windows and double glazed double doors to rear. Tiled floor. Radiator.

### Utility Room

Range of wall and base units with granite effect work surface above. Space for washing machine and tumble dryer. Tiled splashback. Wall mounted gas fired boiler. Coved ceiling. Part double glazed door to side. Tiled floor.

### First Floor Landing

Open staircase to second floor. Double glazed window to front and one to rear. Coved ceiling. Radiator.

### Bedroom One

Double glazed window to rear. Coved ceiling. Radiator.

### En-Suite Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap. Part tiled walls. Double glazed frosted window to side. Coved ceiling. Tiled floor. Wall mounted heated towel rail.

### Bedroom Four

Double glazed window to rear. Coved ceiling. Radiator.

### Bedroom Five

Double glazed window to front. Radiator.

### Family Bathroom

Bath with shower, low level WC and hand wash basin with mixer tap. Double glazed frosted window to rear. Tiled walls. Coved ceiling. Tiled floor. Wall mounted heated towel rail.

### Second Floor Landing

Two cupboards built into eaves. Skylight to rear.

### Bedroom Two

Double glazed window to front. Skylight to rear. Radiator.

### Bedroom Three

Double glazed window to front. Skylight to rear. Radiator.

### Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap. Part tiled walls. Tiled floor. Wall mounted heated towel rail.

## Outside

The front of the house has a brick paved driveway offering off road parking for several vehicles leading to:

### Detached Double Garage

Two single up and over garage doors to the front. Door to side. Power and light.

The enclosed rear garden is mainly laid to lawn with a paved terraced area and a raised deck area with a timber framed gazebo. There is a paved pathway leading to the side lawn area and garage.

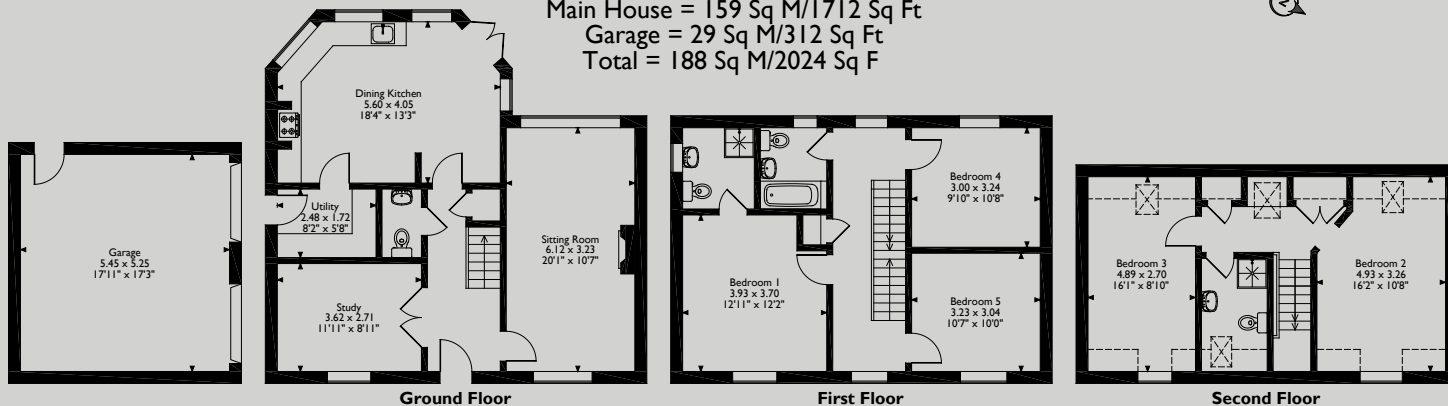
### Property Information

The council tax is band G. We understand the property is freehold, with mains water, electricity and mains drainage connected. Gas fired central heating and hot water.



# Floorplans

Approximate Gross Internal Area  
Main House = 159 Sq M/1712 Sq Ft  
Garage = 29 Sq M/312 Sq Ft  
Total = 188 Sq M/2024 Sq F



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Rickitt**  
Partnership

Tel: 01244 322 322  
info@rickittpartnership.co.uk

Tel: 020 7839 0888  
[www.rickittpartnership.co.uk](http://www.rickittpartnership.co.uk)

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