

# HAYLEY JACKSON

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The Mill, Station Road, Overton, Wrexham, LL13 0EF





You don't have to see the  
whole staircase, just to  
take the first step.

— Martin Luther King













































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**This lovely detached family home offers approximately 1905 sq ft of living space and is situated in a prime residential area. Offering 4/5 bedrooms and 4 bathrooms with superb open plan living/dining Kitchen, this detached home must be viewed to be fully appreciated.**

The accommodation comprises, Reception Hall, Cloakroom, Home Office/Bedroom Five, Ensuite/Ground Floor Wet Room, Lounge, Kitchen/Dining/Family Room, Utility Room, Landing, Principle Bedroom with Dressing Area and Ensuite, a second Ensuite Bedroom, Two further Bedrooms, Family Bathroom, Gardens to the front, side and rear, Garage and Parking for 4 cars. The property is warmed by gas fired central heating and benefits from UPVC double glazed windows.

The generous Reception Hall offers access to the Home Office/Ground Floor Bedroom with Ensuite/Ground Floor Wet room, ideal for guests or multi-generational living, Cloakroom, dual aspect Lounge with log burner and ‘the heart of the home’, the Kitchen/Dining/Family Room. This is a wonderful open plan space which caters for family life perfectly whilst also providing a fantastic space for entertaining. The matching central island with breakfast bar and quartz worktop provides a large preparation area and generous extra storage. UPVC double glazed door lead out to the South Facing rear Garden with a Utility Room leading off.

The First Floor Landing has access to the attic with pull down ladder and Principle Bedroom bed linen cupboard. The principle bedroom is dual aspect and benefits from a South Facing Aspect to the rear a Dressing Area and Ensuite Shower Room. Bedroom Two benefits from a view of the South Facing Rear Garden and also has an Ensuite Shower Room. A Family Bathroom with three-piece suite serves the two remaining Bedrooms.

The Gardens are another superb feature of this property, designed for family living and easy to maintain. To the rear the garden is laid to lawn with outside dining and seating areas with access to both the Front Garden and Garage. The Garage benefits from up and over doors to the front and rear to enable access to the side area. The Front Garden is laid to lawn with space for four cars to be parked to the front.

**The village of Overton is situated in a rural location, approximately 7 miles from the city of Wrexham. The beautiful town of Ellesmere is 6 miles in the opposite direction. The Bangor-on-Dee horseracing course is some 2 miles away. On a wider scale, Overton is an ideal base for North Wales, Cheshire and Shropshire. It is approximately 22 miles from the City of Chester and a similar distance from Shrewsbury.**

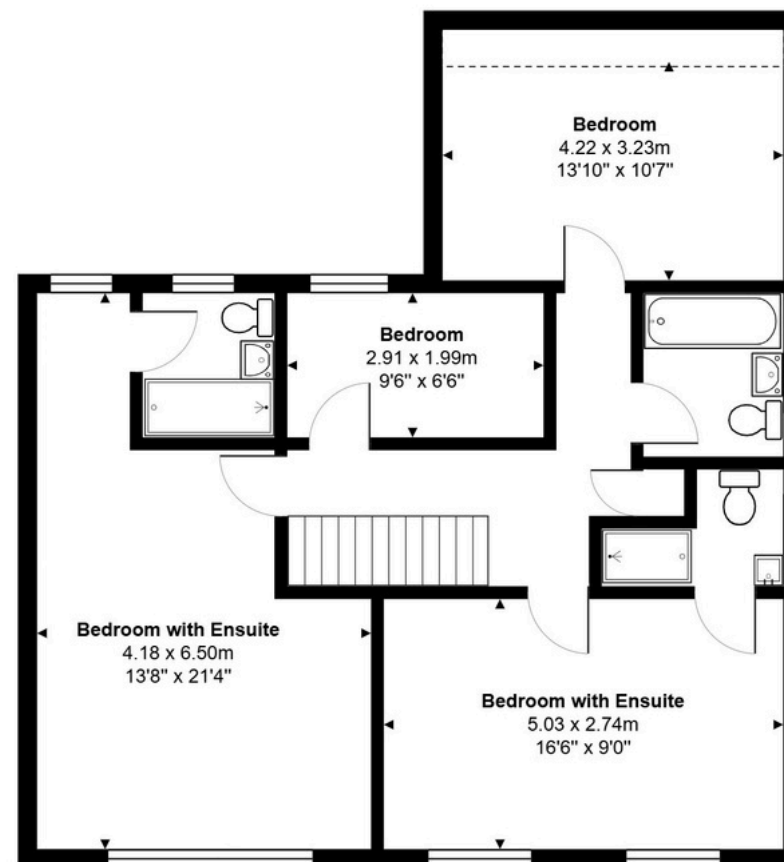
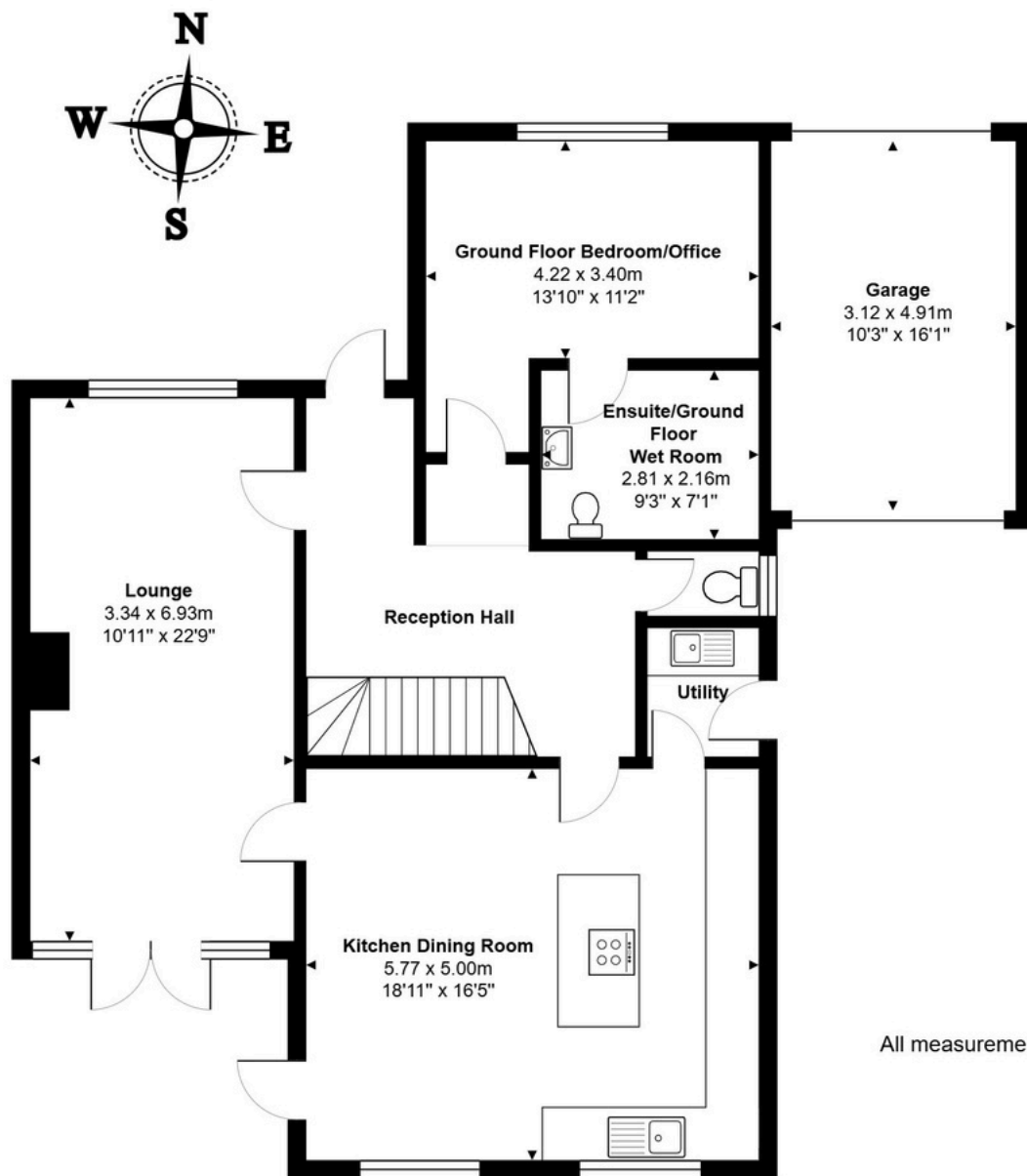
**The village offers the residents a Butchers, a Pharmacy, a Doctors Surgery and a village café, amongst other amenities which serve the residents.**











All measurements are approximate and for display purposes only

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Council Tax Band** – Band E

**Wrexham Council**

**Tenure** – Freehold. Confirmation should be sought via a purchasers legal advisor.

**Services** – We understand that the property benefits from mains gas, mains electricity, drainage and water. Confirmation should be sought via a purchasers legal advisor.

**Viewing strictly via the property agent**



Notes – Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



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