



# 28 Castlegate

*A superb 5-bedroom family home with spacious and versatile accommodation over three floors, benefitting from 3 bathrooms, 2 reception rooms, and a large kitchen/dining room, with private rear gardens and a double garage.*



## Entrance Hall

Flagged pathways lead to a canopy entrance porch with attractive circular pillared supports to entrance door with frosted and double glazed panel inserts leading into the Entrance Hall - wide, light and attractive, with timber flooring, staircase rising to the first floor landing, radiator, understairs storage cupboard, and a panel door to the ground floor Cloakroom/WC.

## Cloakroom/WC

## Office

8' 11" x 11' 11" (2.72m x 3.63m)

Twin panel doors open from the entrance hall into an office or study room, with continuation of the timber flooring, a double glazed sash-style window to the front elevation, coved ceiling, radiator and wall light point.

## Living Room

20' 1" x 10' 7" (6.12m x 3.23m)

A panel door leads from the entrance hall into the Living Room, where there is a handsome central fireplace with recessed living flame coal-effect gas fire fitted with slate-style hearth, fire surround with ornate tiling, and a handsome solid timber fire surround and mantle, dual aspect sash-style double glazed windows to front and rear



elevations, the rear window overlooking the garden, a coved ceiling, wall light points, and a radiator.

## Kitchen/Dining Room

13' x 18' 3" (3.96m x 5.56m)

A stunning, large and well-appointed kitchen/dining room comprising an extensive range of fitted kitchen units, both wall and base, with ample granite work surfaces with drawers and cupboards under, an inset one and a half bowl sink and drainer unit with mixer tap over, integral dishwasher, integral fridge and freezer, a matching range of wall cabinets to include open-fronted shelving and glazed-fronted display cabinets, a recess for

a range cooker with inset 5-burner gas hob, electric oven and grill units, concealed extractor unit over, ample space for a dining table and chairs, ceramic tiled floor, recessed ceiling spotlights, wall light point, sash-style double glazed windows overlooking the rear garden, and double glazed patio doors opening out to the rear terrace.

## Utility Room

5' 9" x 8' 1" (1.75m x 2.46m)

With continuation of the ceramic tile floor, work surface with cupboards under, space and plumbing for a washing machine and space for a tumble dryer, a matching range of wall cabinets, ceiling-mounted extractor,

complementary splashback tiling, coved ceiling, a frosted double glazed door to the side pathway and garden, and a wall-mounted Ideal boiler for central heating and domestic hot water.

### First Floor Landing

Staircase rises to the first floor landing, which is part-galleried with a window overlooking the rear gardens and a sash-style double glazed window to the front elevation with radiator under, and a built-in airing cupboard containing the pressurised water tank and shelving.

### Bedroom One

12' 11" x 12' 2" max (3.94m x 3.71m max)

A large and light bedroom with a coved ceiling and a sash-style double glazed window to the front elevation, ample space for wardrobe cupboards, and a panel door off to en-suite shower room.

### En-Suite Shower Room

Comprising a fitted shower pod with folding shower screen door, thermostatic shower valve, coved ceiling, recessed ceiling spotlights, a frosted sash-style window to the side elevation, complementary wall tiling with feature banding, an electric shaver point, extractor, vertical chrome towel rail/radiator, and a ceramic tile floor.

### Bedroom Two

9' 10" x 10' 7" (3.00m x 3.23m)

With a double glazed sash window to the rear elevation with views beyond the garden to an open play area, radiator under, and a coved ceiling.

### First Floor Bathroom

A modern white suite comprising a panelled bath in a tiled surround with mixer tap, shower attachment and folding shower screen, pedestal wash basin with mixer tap, low-level dual flush WC, vertical chrome towel rail/radiator, floor-to-ceiling wall tiling with feature banding, electric shaver point, wall-mounted extractor, a frosted





double glazed window to the rear elevation, recessed spotlights and a ceramic tile floor.

### Bedroom Three

9' 11" x 10' 7" ( 3.02m x 3.23m )

### Second Floor Landing

Velux-style window to the rear elevation, and built-in eaves storage cupboards.

### Bedroom Four

16' 2" x 8' 11" ( 4.93m x 2.72m )

### Bedroom Five

16' 2" x 10' 7" max ( 4.93m x 3.23m max )

### Second Floor Shower Room

corner fitted shower pod with folding shower screen doors and thermostatic shower, ceiling-mounted extractor/light, recessed ceiling spotlights, dual flush low level WC, pedestal wash basin with mixer tap over, electric shaver point, vertical chrome towel rail/radiator, ceramic tile floor, and part wall tiling with feature banding.

### Outside - Front

property is approached over an attractive block paved driveway to a wide and extensive block paved parking/



turning area leading to the detached double garage. A flagged pathway leads to the front door which is flanked by small level lawns and a flagged pathway leading through timber gates to the side and rear gardens.

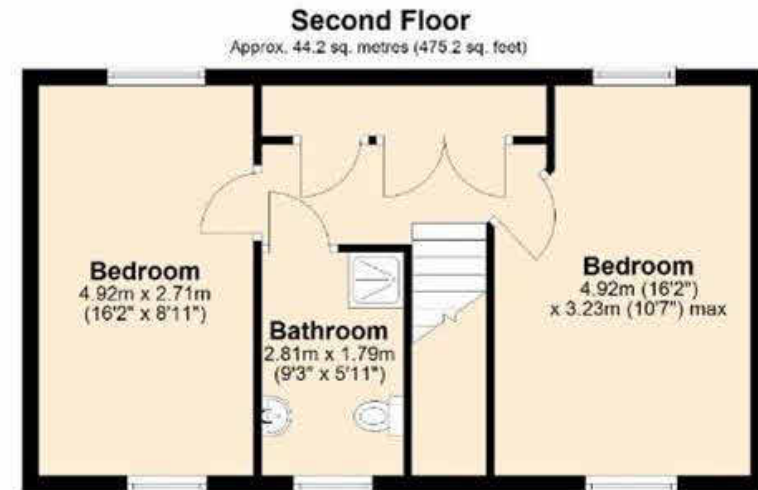
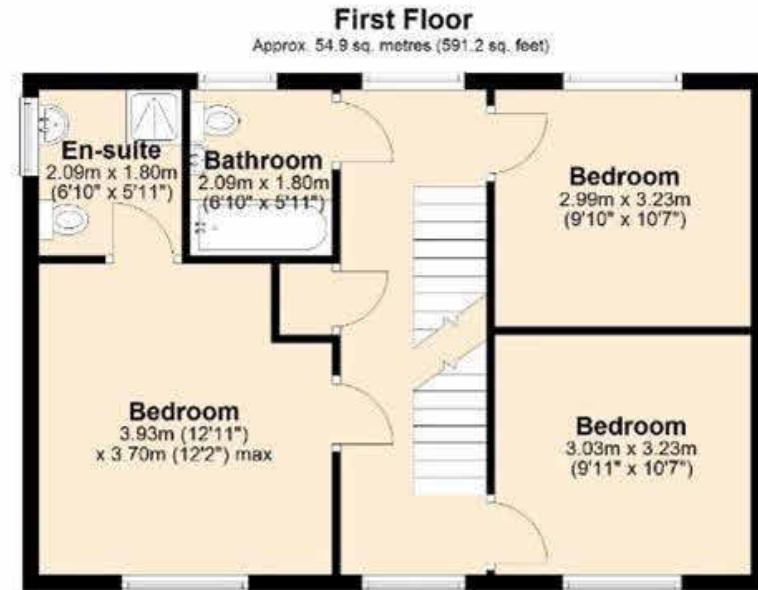
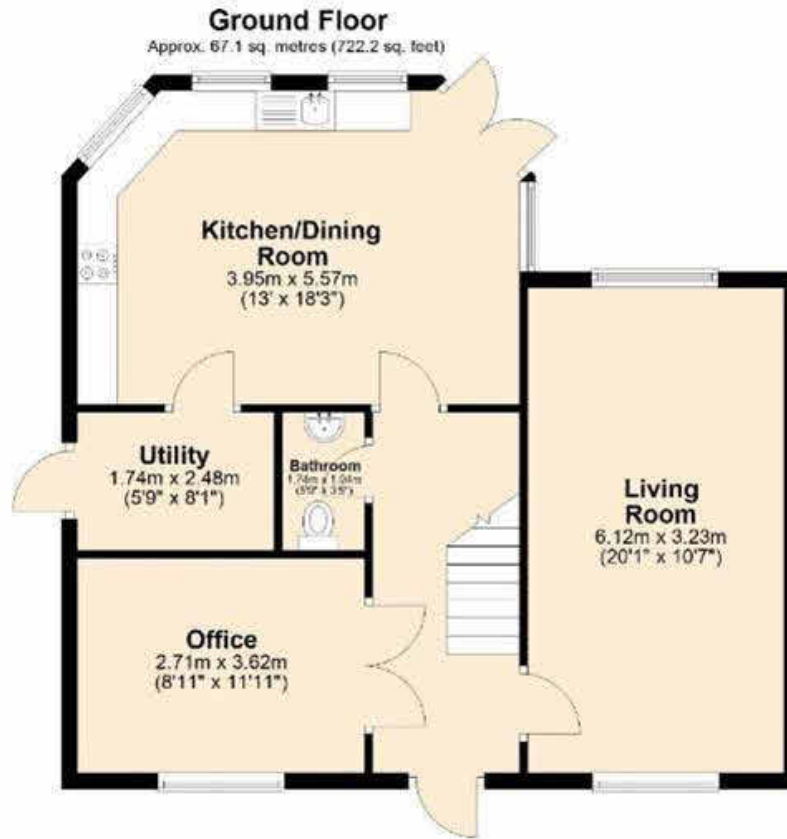
### Garage

17' 11" x 17' 3" ( 5.46m x 5.26m )

With twin up-and-over doors, a pitched slate roof, electric light and power, a significant overhead storage space, and a door to the side elevation.

### Rear

The rear garden is principally laid to level lawn with an attractive flagged patio area and a superb raised decking terrace ideal for alfresco dining and entertainment. A further raised decking terrace is surrounded by a timber-framed gazebo, creating a delightful sheltered leisure area. The garden is flanked by mature evergreen screen and close board timber fencing and has a high degree of privacy and security, with an external tap and power points.



Total area: approx. 166.2 sq. metres (1788.6 sq. feet)

welcome to

## 28 Castlegate, Holt, Wrexham LL13 9TS

A superb family home with spacious and versatile accommodation over three floors - five bedrooms, three bathrooms, two reception rooms and a large kitchen/dining room, private rear gardens and a double garage. it is only a short walk into the centre of this most popular village, containing a charming variety of local amenities including a church, shops, restaurant, pubs, village primary school and a notable garden centre. with the village of Farndon just over the bridge. Holt village remains ever popular, being easily accessible to both Chester and Wrexham and surrounded by lovely countryside, with the River Dee meandering through it. Council Tax Band: G

Offers over

**£550,000**

- A Superb 5-Bedroom Family Home
- Spacious and Versatile Accommodation over 3 Floors
- 3 Bathrooms and 2 Reception Rooms
- Private Rear Garden and Double Garage

Tenure: Freehold

EPC Rating: C



**PORTFOLIO** from **swetenhams**

To find out more information or to arrange a viewing call

**01244 321321**

or email [Chester@swetenhams.co.uk](mailto:Chester@swetenhams.co.uk)

28 Lower Bridge Street, Chester, Cheshire CH1 1RS  
[swetenhams.co.uk](http://swetenhams.co.uk)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

