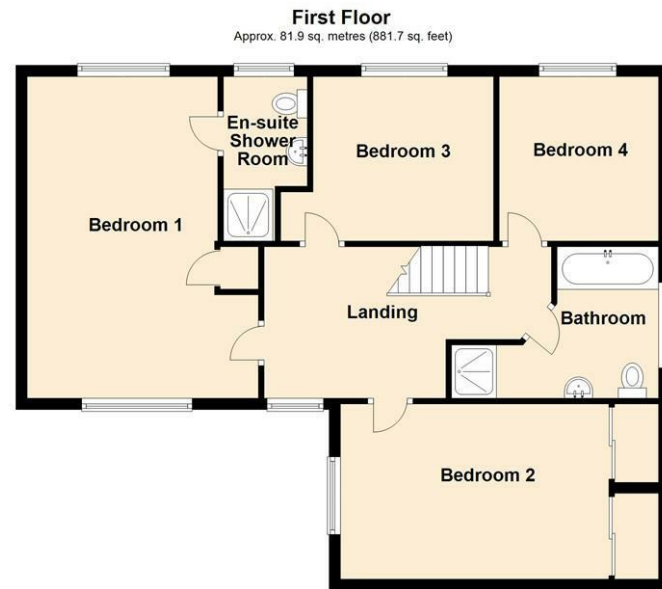
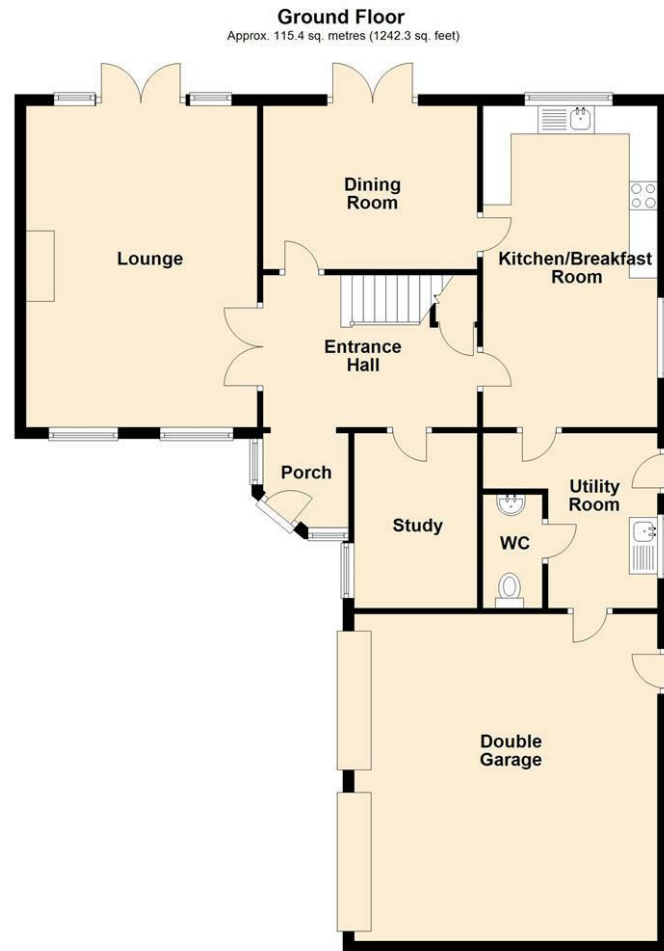


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
61	72		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Hill Crest, Wrexham, LL13 0NL

Price £435,000

Reference: 19222331

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here

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Wingetts



Description

Enjoying stunning views over open fields from the rear garden is this spacious 4 bedroom detached family home with double garage located within the popular village of Penley with its excellent schools and road links to Wrexham, Whitchurch and Shropshire. Set behind a gated drive providing plenty of parking, this executive style home offers impressive accommodation with a picturesque back drop that briefly comprises a welcoming hall with staircase to 1st floor landing and Karndean flooring that continues through double doors to the dual aspect lounge with open fire and French doors to rear garden. Dining Room with French doors and access to the fitted kitchen/breakfast room with integrated appliances. Home office, utility, cloaks/w.c. and integral door to the garage. The 1st floor galleried landing gives access to the 4 double bedrooms and a family bathroom with bath and separate shower. The principal bedroom has the benefit of the far reaching views and an en-suite shower room. To the front, the double garage has two electric doors, EV charging point and lawned garden. The rear garden is a particular feature due to its lovely South facing setting, privacy and great outdoor entertaining space for both adults and children to include a full width timber decked patio for al fresco dining and relaxing. Energy Rating - D (61)

LOCATION

The Village of Penley offers the benefits of semi-rural living and yet is within commuting distance to both Wrexham and Whitchurch. The Village has highly regarded primary and secondary schools nearby as well as a well stocked convenience store. The popular and picturesque Village of Ellesmere is approx. 4 miles away and there are good shopping facilities and social amenities within Wrexham and Whitchurch.



DIRECTIONS

From Wrexham city centre proceed along the A525 Kingsmills Road into Marchwiell, turn right at the church towards Overton. Proceed through the Village of Overton and continue into the village of Penley, passing the schools on your right. Take the right hand turn onto Ellesmere Lane and then right into Hill Crest with the property being observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

WELCOMING HALLWAY

Which features a wood effect Karndean floor, staircase to first floor landing with useful storage cupboard below, two radiators, detailed cornice ceiling, two upvc double glazed windows and six panel white woodgrain effect doors off to all rooms.

LOUNGE

18'7 x 13'5

Double part glazed doors from the hallway open into this good sized reception room with two upvc double glazed windows to front, open fire set within surround and tiled hearth, cornice ceiling, radiator, two ceiling roses, wall lights and upvc double glazed French doors opening to the rear patio with adjoining side windows.

DINING ROOM

12'6 x 9'6

Wood effect flooring, upvc double glazed French doors opening to the rear garden, radiator, cornice ceiling and internal door to:

KITCHEN/BREAKFAST ROOM

18'7 x 9'6

Fitted with a shaker style range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, integrated dishwasher, integrated fridge, oven/grill, Stoves four ring electric hob with extractor hood above, part tiled walls, inset ceiling spotlights, tiled flooring, upvc double glazed window to side, radiator and internal door to:

UTILITY

10'4 x 8'9 max

Stainless steel single drainer sink unit set within worktop with base cupboard below, plumbing for washing machine, Worcester oil fired combination boiler, tiled floor, alarm control panel, upvc part glazed stable door and internal door to the garage.

CLOAKS/W.C

Appointed with a wash basin with vanity unit and illuminated mirror above, close coupled w.c, part tiled walls, tiled flooring, inset ceiling spotlights and extractor fan.

HOME OFFICE

10'4 x 6'9

Wood effect flooring, upvc double glazed window, telephone point and radiator.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, ceiling hatch to roof space, upvc double glazed window to front and six panel white woodgrain effect doors off.

BEDROOM ONE

18'8 x 13'6

A light and airy bedroom enjoying a dual aspect with upvc double glazed window to front and lovely far reaching countryside views to the rear through a upvc double glazed window, built-in storage cupboard and internal door to:

EN-SUITE

Appointed with low flush w.c, wash basin set within vanity cupboard, shower enclosure with mains thermostatic shower and Drench style shower head, chrome heated towel rail, wall mounted mirror, part tiled walls and tiled flooring.

BEDROOM TWO

13'9 x 10'4

Having the benefit of full width mirror fronted wardrobes, radiator and upvc double glazed window.

BEDROOM THREE

10'7 x 9'7

Upvc double glazed window to rear from which to admire the views and radiator.

BEDROOM FOUR

9'7 x 9'7

A good sized fourth bedroom that can accommodate a double bed to include upvc double glazed window to rear and radiator.

FAMILY BATHROOM

12'0 max x 8'6 max

Appointed with a white four piece suite of double ended bath with central mixer tap, low flush w.c, pedestal wash basin, shower enclosure with mains thermostatic shower, chrome heated towel rail, Travertine wall and floor tiles, upvc double glazed window and inset ceiling spotlights.

OUTSIDE

The property is approached through double gates to a large private driveway providing parking for approximately six cars and leading to the:

DOUBLE GARAGE

17'7 x 19'0

Having the benefit of two electric metal up and over doors, lighting, power sockets and useful attic space. Externally there is an electric charging point.

GARDENS

Front shaped lawned garden with hedging and external lighting. A gated side path leads to the oil tank. An additional gated path leads alongside the house passing a cold water tap into the rear garden which features a south facing aspect, excellent degree of privacy and panoramic countryside views from which to admire from the illuminated full width timber decked patio area which is ideal for alfresco dining and relaxation. A further patio adjoins the house bordered by decorative gravel, external electric socket and lighting.

COUNCIL TAX BAND - G