



Kensington Grove, Wrexham, LL12 8AJ
Price £350,000

Reference: 19229566

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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Description

A well proportioned 4 bedroom detached family home with garage and private rear garden located in the highly sought after Kensington Grove development close to the picturesque Acton Park and a variety of amenities. Having the benefit of gas fired central heating and Upvc double glazing, the accommodation briefly comprises an open fronted entrance porch, welcoming hall with turned staircase rising to the 1st floor, cloaks/w.c., good sized lounge with living flame gas fire and double doors opening to the dining room that leads to the spacious conservatory overlooking the rear garden. Fitted kitchen breakfast room with an extensive range of base and wall cupboards with granite work surface areas, utility room and internal door to the garage. The 1st floor landing gives access to the 4 bedrooms, 1 with en-suite shower room and a family bathroom. Externally, a double width drive alongside lawned garden, garage with electric door and a rear garden that enjoys a good degree of privacy, stone paved patio with lawned area beyond and established trees/shrubs. NO CHAIN. Energy Rating - C (69)

LOCATION

This family home is located within the highly regarded development of Kensington Grove, just off Box Lane, built by Redrow Homes having easy access to the frequent bus service into Wrexham and Chester, good road links to the A483 by pass that connects Wrexham with Shropshire, Chester and the North West. Both primary and secondary schools are within walking distance together with the picturesque Acton Park, centred around a fishing lake. The nearby Garden Village and Borrass shops offer convenient facilities and the Acton Public House and restaurant are within easy reach.



DIRECTIONS

From Wrexham town centre proceed along Chester Street and Chester Road for approx. 1 mile taking the right hand turn into Box Lane just before The Acton Pub, proceed past Acton school on your right and Acton Gardens. As you descend the hill, turn left into Kensington Grove and follow the road to your right and the property will be observed on the left.

ON THE GROUND FLOOR

Open fronted entrance porch with lantern style welcome light, quarry tiled floor and part glazed door with leaded detail opens to the:

WELCOMING HALLWAY

Featuring tiled flooring, stairs to first floor landing, central heating thermostat control, coving to ceiling and six panel white woodgrain effect doors off.

CLOAKROOM/W.C

Appointed with pedestal wash basin, low flush w.c, part tiled walls, radiator and circular window.

LOUNGE

16'3 x 11'7

A good sized reception room with upvc double glazed window overlooking the front garden, living flame gas fire set within marble surround, coving to ceiling, radiator and double doors opening to the:

DINING ROOM

12'5 x 9'9

Coving to ceiling, radiator, six panel internal door opening into the kitchen and upvc sliding patio door giving access to the:

CONSERVATORY

14'6 x 10'6

Enjoying a pleasant aspect overlooking the rear garden through upvc double glazed windows on a brick plinth, upvc double glazed French doors to side and tiled floor.

KITCHEN/BREAKFAST ROOM

14'7 x 13'1

Fitted with a range of base and wall cupboards complimented by granite work surface areas with matching window sill, inset 1 ½ bowl sink unit with ingrained drainer and upvc double glazed window above overlooking the rear garden, Range style cooker with extractor hood above, glass display cabinet, open ended shelving, housing for American style fridge freezer, integrated dishwasher, wicker drawer units, part tiled walls, coving to ceiling, radiator, useful understairs storage cupboard and six panel white woodgrain effect door opening to the:

UTILITY

Having matching granite work surface areas with inset sink unit and ingrained drainer, base cupboard, plumbing for washing machine, space for tumble dryer, wall mounted boiler, part tiled walls, upvc external door, pantry style cupboard, radiator and internal door to the garage.

ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

LANDING

With gallery over stairwell, ceiling hatch to roof space and six panel doors off to all rooms.

BEDROOM ONE

11'11 x 11'7

Upvc double glazed window to front, radiator, three door built-in wardrobe and internal door to the:

EN-SUITE

Appointed with a low flush w.c, pedestal wash basin, shower with mains thermostatic shower unit, upvc double glazed window, radiator, part tiled walls, shaver socket, tiled flooring and extractor fan.

BEDROOM TWO

10'2 x 10'1

Upvc double glazed window to rear, radiator and four door fitted wardrobe.

BEDROOM THREE

11'3 x 8'0

Upvc double glazed window to rear, radiator and two door wardrobe.

BEDROOM FOUR

8'4 x 7'5

Upvc double glazed window to front and radiator.

FAMILY BATHROOM

Appointed with a three piece white suite of pedestal wash basin, low flush w.c, bath with hand held shower attachment, radiator, part tiled walls, upvc double glazed window and airing cupboard housing the hot water cylinder.

OUTSIDE

The property is approached via a double width tarmacadam driveway leading to the:

GARAGE

16'6 x 8'5

Having the benefit of an electric up and over door, attic storage space and access into the utility room.

GARDENS

A path from the driveway leads to the entrance door alongside a mainly lawned garden. A gated side path leads into the rear garden which enjoys a good degree of privacy together with afternoon and evening sunshine and includes a stone paved patio area adjoining the conservatory, lawned garden beyond, established trees and hedges, cold water tap, ornamental pond and mainly timber lapped fencing providing a safe family environment.

COUNCIL TAX BAND - G