

## 4 Howards Field , Wrexham, LL13 7ER

An impressive 5 double bedroom detached family home with 2 en-suites and a detached double garage located at the entrance to this small select development enjoying tree lined views to the front and rear and private gardens. Situated within walking distance of the picturesque Erddig National Trust Parkland, city centre and highly regarded St Josephs Secondary School, the accommodation is beautifully presented and briefly comprises a welcoming central hall, cloaks/w.c., sitting/play room, spacious family orientated open plan kitchen dining living room with well appointed kitchen with granite work surfaces, integrated appliances and French doors off the living area opening to the private rear garden and a separate utility room. The 1st floor landing features double doors opening to the triple aspect light and airy lounge with bay window. An impressive principal bedroom with walk through dressing/wardrobe area to an en-suite bathroom with bath and shower. The 2nd floor gives access to the 4 other double bedrooms, 1 with en-suite shower room and a family bathroom. To the outside, a double width drive provides ample parking, double garage, a path leads to the entrance with decorative railings alongside a front lawned garden. The private rear garden features patio areas for outdoor entertaining, lawned garden and flower beds enclosed to provide a safe environment. Energy Rating - C (78)

**Price £425,000**

# 4 Howards Field

, Wrexham, LL13 7ER



- An impressive detached family home
- Spacious family orientated open plan kitchen dining living room, utility
- Family bathroom
- Gardens to front and rear
- Within this small select development enjoying tree lined views
- Impressive lounge, five double bedrooms
- Double width drive providing ample parking
- Welcoming central hall, cloaks/w.c, sitting/playroom
- Two en-suite bathrooms
- Double garage

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

### CENTRAL HALLWAY

### CLOAKS/W.C

### SITTING/PLAYROOM

11'9 x 9'6 (3.58m x 2.90m )

### OPEN PLAN

### KITCHEN/DINING/LIVING ROOM

25'1 max x 20'4 max (7.65m max x 6.20m max )

### UTILITY

8'7 x 6'7 (2.62m x 2.01m )

## ON THE FIRST FLOOR

### LANDING

### IMPRESSIVE LOUNGE

24'5 x 12'5 into bay window (7.44m x 3.78m into bay window )

### BEDROOM ONE

14'7 x 9'7 (4.45m x 2.92m )

### EN-SUITE

8'9 x 6'1 (2.67m x 1.85m )

## ON THE SECOND FLOOR

### BEDROOM TWO

12'0 x 10'9 (3.66m x 3.28m )

### EN-SUITE

## BEDROOM THREE

10'2 x 9'8 (3.10m x 2.95m )

## BEDROOM FOUR

12'0 x 9'8 (3.66m x 2.95m )

## BEDROOM FIVE

10'9 x 7'3 (3.28m x 2.21m )

## FAMILY BATHROOM

## OUTSIDE

## DETACHED DOUBLE GARAGE

17'0 x 6'6

## GARDENS

## COUNCIL TAX BAND - G

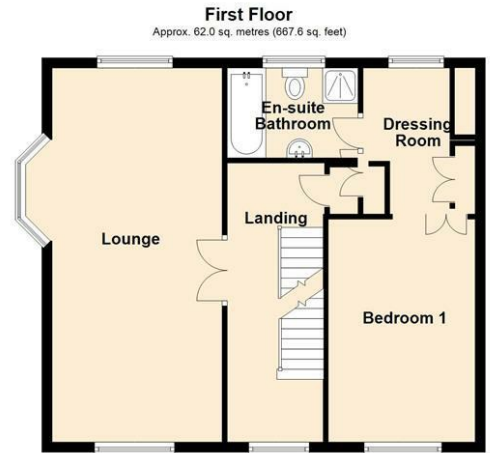


[Directions](#)





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		78	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	