

Wingetts

More than just estate agents



52 Foxwood Drive , Wrexham, LL14 4JA

Located in this popular residential development on the fringe of the city centre is this well presented 3 bedroom (1 en-suite) detached home with additional reception room created within the former garage that can be used as a games room or sitting room. Excellent road links allow for daily commuting together with Aldi and Morrison's Supermarkets within easy reach. The accommodation benefits from gas fired central heating and Upvc double glazing and briefly comprises a canopy porch, entrance hall with stairs to 1st floor landing, cloaks/w.c., lounge overlooking the rear garden, versatile sitting/games room/home office, dining room with French doors opening to the patio and an open aspect through to the fitted kitchen. The 1st floor landing gives access to the 3 bedrooms and a family bathroom. The principal bedroom has an en-suite shower room. Externally, a private drive leads alongside a low maintenance decorative gravel garden to a useful store room with garage door. A gated side path continues to the sunny aspect rear garden which includes a paved patio for outdoor entertaining, ornamental pond and decorative gravelled garden. Energy Rating - D (68)

Price £240,000

52 Foxwood Drive

, Wrexham, LL14 4JA



- Well presented detached home
- Located in this popular residential development
- Canopy porch, hallway
- Cloakroom, lounge
- Sitting/games room, dining room
- Fitted kitchen
- Three bedrooms (1 en-suite) family bathroom
- Private driveway
- Low maintenance front garden
- Sunny aspect garden to rear

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

CLOAKROOM

SITTING ROOM

11'6 x 7'6 (3.51m x 2.29m)

LOUNGE

11'4 x 11'3 (3.45m x 3.43m)

DINING ROOM

11'4 x 7'8 (3.45m x 2.34m)

KITCHEN

12'6 x 7'8 (3.81m x 2.34m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

12'7 x 9'4 (3.84m x 2.84m)

EN-SUITE

BEDROOM TWO

10'7 x 9'5 (3.23m x 2.87m)

BEDROOM THREE

9'2 x 8'4 (2.79m x 2.54m)

FAMILY BATHROOM

OUTSIDE

COUNCIL TAX BAND - E



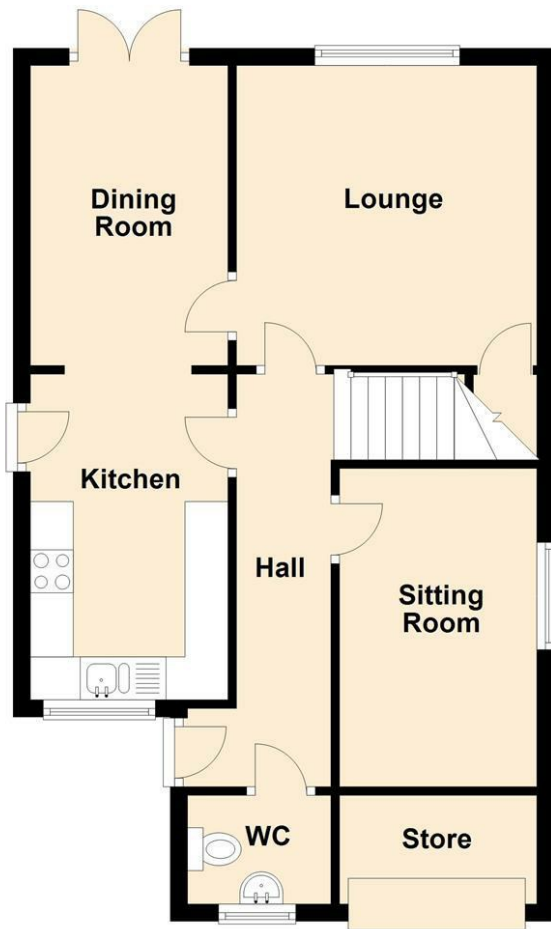
[Directions](#)



Floor Plan

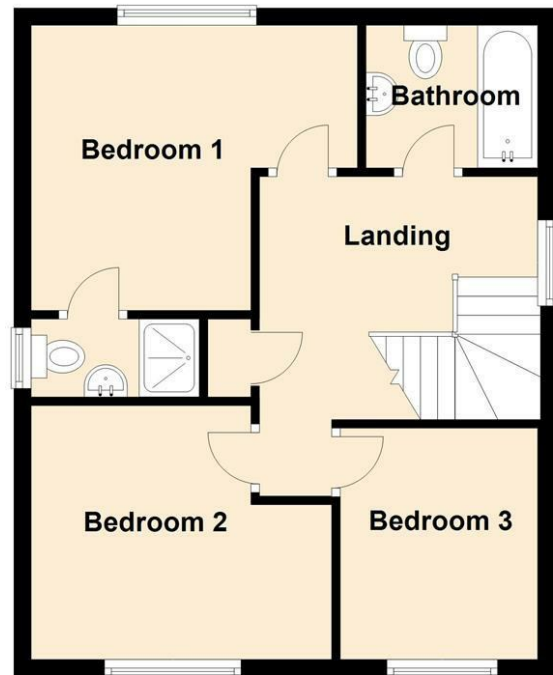
Ground Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



First Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	82
England & Wales		EU Directive 2002/91/EC	