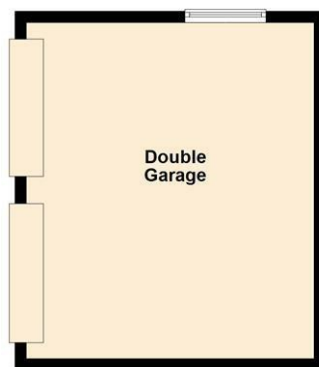


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Jeffreys Close, Wrexham, LL12 8BS

Price £380,000

Reference: 19320922

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

A spacious 4 double bedroom detached house with double detached garage situated on this small select development in a sought after area within walking distance of the picturesque Acton Park and both primary and secondary schools. The accommodation has the benefit of gas central heating and double glazing and briefly comprises a pillared entrance porch, hall with Karndean wood effect flooring and attractive Oak veneer internal doors, cloaks/w.c, home office, light and airy lounge overlooking the rear garden and an open aspect into the family sized dining room, fitted kitchen with connecting door to the utility. The 1st floor landing gives access to the 4 bedrooms, 1 with en-suite shower room and a family bathroom with Victorian style freestanding bath. Externally, a double width drive leads to the detached double garage alongside a lawned front garden. The generous rear garden offers excellent outdoor entertaining space for both adults and children with patio areas and a lawned garden. Energy Rating - D (66)

LOCATION

This family home is located within the small development known as Jeffreys Close, just off Box Lane, 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 the entrance to Jeffreys Close will be observed on the right with the property being 2nd on the left.

ON THE GROUND FLOOR

Pillared entrance porch with upvc part glazed door opening to:

HALLWAY

Featuring Karndean wood effect flooring, stairs to first floor landing, radiator, cornice ceiling and oak internal doors off to all rooms.

CLOAKROOM/W.C

Appointed with a corner wash basin with tiled splashback, low flush w.c, radiator and upvc double glazed window.

HOME OFFICE

9'0 x 6'2

Upvc double glazed window overlooking the front garden and radiator.

LOUNGE

16'9 x 12'0

Having a continuation of the Karndean flooring, living flame gas fire set within surround with marble hearth, double glazed window overlooking the rear garden and double glazed sliding patio doors, cornice ceiling and an open aspect to:

DINING ROOM

12'0 x 10'9

Upvc double glazed window to front, radiator, Karndean flooring, upvc double glazed window to side and oak internal door leading to the hallway.

KITCHEN/BREAKFAST ROOM

11'9 x 9'6

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a stainless steel 1 ½ bowl sink unit with mixer tap and double glazed window above overlooking the rear garden, part tiled walls, tiled flooring, electric cooker point, radiator and oak internal door to:

UTILITY

Appointed with work surface with plumbing for washing machine below, space for fridge freezer, Ideal gas central heating boiler, tiled flooring and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, six panel white woodgrain effect doors to all rooms and airing cupboard with radiator and shelving.

BEDROOM ONE

12'4 x 12'4

Upvc double glazed windows to front and side, radiator and six panel door opening to:

EN-SUITE

Appointed with low flush w.c, pedestal wash basin, shower enclosure with Triton electric shower unit, part tiled walls, upvc double glazed window, radiator and shaver point.

BEDROOM TWO

12'2 x 10'9

Upvc double glazed windows to front and side and radiator.

BEDROOM THREE

11'5 x 10'10

Double glazed window to rear and radiator.

BEDROOM FOUR

11'2 x 8'9

A good sized fourth bedroom with double glazed window to rear and radiator.

FAMILY BATHROOM

7'9 x 7'3

Well appointed with a Victorian style roll top bath with claw feet, pedestal wash basin, low flush w.c, part tiled walls, tiled flooring, double glazed window, radiator and shaver socket.

OUTSIDE

The property is approached along a brick paved double width driveway leading to:

DETACHED DOUBLE GARAGE

19'0 x 16'5

Having two metal up and over doors to front, lighting, power sockets, window to side and attic storage space.

GARDENS

A paved path leads to the entrance porch alongside a lawned garden and a gated path leads to the side and rear garden which includes various patio areas for barbeques and outdoor entertaining, generous lawned garden and external lighting, all of which is enclosed within timber fencing to provide a safe family environment.

COUNCIL TAX BAND - G