

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	75		
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		Very environmentally friendly - lower CO ₂ emissions (81 plus) A (61-80) B (41-60) C (21-40) D (1-20) E (1-20) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



Garden Court, Wrexham, LL11 2SQ

Price £550,000

Reference: 19400795

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

Tamworth House is a large extended 5 bedroom (3.5 bathroom) detached family home set amongst generous gardens located within this much favoured select development known as Garden Court in the area known as Garden Village. Enjoying a convenient range of amenities, shopping facilities, schools and excellent road links to Wrexham and Chester, the accommodation briefly comprises an entrance vestibule, welcoming hall with stairs to 1st floor landing, cloaks/w.c., spacious lounge with pleasant aspect over the front garden, family room with access to the rear garden, fitted kitchen which continues into a dining room. The 1st floor landing connects the 5 bedrooms and a family bathroom. The principal bedroom has an en-suite bathroom and the guest bedroom has an en-suite shower room. To the outside, the property is set behind a relatively long driveway and turning area providing ample parking alongside a lawned garden and leading to a double garage with electric door. The large and established rear garden is a particular feature of the property and provides an excellent outdoor entertaining space for both children and adults with sunny aspect patio for outdoor dining, lawned gardens extending to the side and rear, privacy hedging and flower beds. Energy Rating - TBC

LOCATION

Garden Court is a unique development due to its small number of executive style properties having generous gardens to the front and rear creating a lovely open aspect. Garden Village has long been established as a sought after residential location located just a short drive from the city centre and having a convenient range of amenities and shopping facilities nearby to include a shop, barbers, popular pub/restaurant and both primary and secondary schools within close proximity. A frequent bus service to Wrexham and Chester is within a short walking distance together with good road links to the commercial and industrial centres of the region.



DIRECTIONS

From Wrexham City Centre proceed for approximately 1 ½ miles along Chester Road passing the Acton Public House on the right hand side. After a short distance take the right hand turning into Garden Court, follow the road into this small development and Tamworth House will be observed on the right.

ON THE GROUND FLOOR

Part glazed entrance door and upvc double glazed side window opens to:

ENTRANCE VESTIBULE

Having tiled flooring, coat hanging area, central heating controls and part glazed door leading to:

HALLWAY

Featuring oak flooring, staircase to first floor landing, radiator, deep coving to ceiling and useful storage cupboard.

CLOAKROOM/W.C

Appointed with a low flush w.c, wash basin with tiled splashback and extractor fan.

LOUNGE

19'0 x 12'4

A generous reception room enjoying a pleasant outlook across the front garden through upvc double glazed window, living flame gas fire set within surround with matching hearth, deep coving to ceiling, three wall light points, upvc double glazed window to side, two radiators and double doors opening to:

FAMILY ROOM

22'9 max x 15'3 max

Enjoying a pleasant aspect overlooking the rear garden through double glazed sliding patio doors, three upvc double glazed windows, deep coving to ceiling, two radiators, three wall light points and connecting door to:

KITCHEN

15'9 x 10'0

Appointed with a modern range of base and wall cupboards with chrome handles complimented by wood effect work surface areas incorporating a 1 ½ bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, five burner gas hob with extractor hood above, integrated dishwasher, double oven/grill, integrated fridge, integrated microwave, cutlery and pan drawers, radiator, oak wood flooring and an open aspect to the:

DINING ROOM

15'8 x 9'0

Having a continuation of the oak flooring, upvc double glazed window overlooking the rear garden, upvc part glazed external door, radiator and internal door to garage.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With two ceiling hatches to roof space.

BEDROOM ONE

13'4 x 11'8

Upvc double glazed window overlooking the rear garden, oak flooring, mirror fronted wardrobes and internal door to:

EN-SUITE

15'7 x 7'8

A large en-suite bathroom featuring a double width walk-in shower with mains thermostatic shower unit, Drench style shower head and splash screen, pedestal wash basin with tiled splashback, low flush w.c, bath, radiator, upvc double glazed window and part tiled walls.

BEDROOM TWO

12'2 x 12'1

Upvc double glazed window to front, radiator, fitted wardrobes, over bed storage cupboards and drawer units.

EN-SUITE

7'9 x 5'9

Appointed with a low flush w.c, pedestal wash basin with mixer tap, shower enclosure with mains thermostatic shower, upvc double glazed window, radiator, shaver socket and fully tiled walls.

BEDROOM THREE

12'1 x 9'6

Upvc double glazed window to front, radiator and two door built-in wardrobe.

BEDROOM FOUR

9'9 x 8'4

Fitted four door wardrobes and over head storage cupboards, upvc double glazed window to rear and radiator.

BEDROOM FIVE

9'0 x 7'2

Upvc double glazed window to rear and radiator.

FAMILY BATHROOM

7'2 x 6'8

Appointed with a twin grip panelled bath with mixer tap, pedestal wash basin with mixer tap, low flush w.c, upvc double glazed window, fully tiled walls and radiator.

OUTSIDE

The property is approached along the private driveway which provides ample parking and guest parking together with turning area alongside a generous lawned garden. The driveway leads to:

GARAGE

16'6 x 15'9

Having the benefit of an electric up and over door, Worcester gas fired central heating boiler, plumbing for washing machine, lighting and power sockets.

GARDENS

A gated path leads to the side and rear gardens which enjoy a sunny and private aspect and includes an Indian stone paved patio, large lawned area, privacy hedging, flowerbeds, external lighting and a variety of trees.

COUNCIL TAX BAND - G