



22 Cherry Hill Drive, Wrexham, LL12 7TU
Offers In Excess Of £300,000

A superbly renovated and extended 3 double bedroom (1 en-suite) semi detached home with stunning light and airy kitchen dining family room with lantern roof light and bi fold doors opening to the rear garden. Conveniently located in Borras with its primary and secondary schools, shops and picturesque Acton Park, this impressive home offers flexible accommodation and briefly comprises an enclosed entrance porch, welcoming hall with stairs to 1st floor landing and storage cupboard, lounge featuring a media wall with illuminated shelving and modern electric fire, open aspect to the fabulous kitchen dining family room which includes an extensive range of base and wall cupboards with integrated appliances, breakfast bar and tiled floor, utility, double bedroom or sitting room and well appointed bathroom with bath and separate shower. The 1st floor landing gives access to the 2 double bedrooms, bedroom 1 having an en-suite shower room, and bedroom 2 having the benefit of fitted wardrobes. Externally, the private drive provides parking to the front and continues through double privacy gates to further parking for 3 cars and the brick built detached garage with electric door. The rear garden enjoys a good degree of privacy and includes an Indian stone paved patio with lawned area beyond providing excellent entertaining space for children and adults. Energy Rating - C (73)

LOCATION

Cherry Hill Drive is located within the established residential area of Borrass enjoying good proximity to the parade of shops, café and pharmacy nearby together with both primary and secondary schools. There is a public transport service that operates within the area and the A483 Wrexham to Chester bypass is only a short distance away therefore allowing for daily commuting to the major commercial and industrial centres of the region. The picturesque Acton Park is only a short distance away with its pleasant tree lined walks and fishing lake.

DIRECTIONS

From Wingetts Office proceed left along Holt Street and across the roundabout into Holt Road, proceed for approx. 1 mile with the Greyhound Public House being on the right. Take the first exit onto Dean Road, across the mini roundabout taking the right into Borrass Park Road. Take the 2nd left turn onto Cherry Hill Drive and the property will be observed on the right just prior to the T Junction.

ON THE GROUND FLOOR

Composite part glazed entrance door opens to:

ENCLOSED PORCH

With wood effect ceramic tiled floor, upvc double glazed window, inset ceiling spotlights and upvc part glazed door opening to:

HALLWAY

With wood effect flooring, radiator, inset ceiling spotlights, stairs to first floor landing with storage cupboard below and white cottage style doors off.

BEDROOM THREE/SITTING ROOM 12'2 x 12'0 (3.71m x 3.66m)

A double bedroom with upvc double glazed window to front, radiator and inset ceiling spotlights.

LOUNGE 15'4 x 10'0 (4.67m x 3.05m)

A good sized reception room featuring a media wall with inset electric fire, illuminated shelving and recess for wall mounted t.v, two vertical radiators, inset ceiling spotlights and an open aspect to:

KITCHEN/DINING/FAMILY ROOM 20'5 max x 14'7 max (6.22m max x 4.45m max)

An impressive sociable entertaining space enjoying an excellent degree of natural light with a lantern roof light window and bi-fold doors giving access to the rear garden. The kitchen area is fitted with an extensive range of shaker style base and wall cupboards complimented by work surface areas incorporating a five ring electric hob with stainless steel extractor hood above and cutlery/pan drawers below, integrated oven/grill, integrated microwave, integrated fridge freezer, integrated dishwasher, sink unit with upvc double glazed window above, two vertical radiators, tiled flooring throughout, inset ceiling lights and speakers.

UTILITY 7'9 x 5'2 (2.36m x 1.57m)

Grey wood effect flooring, base units with work surface areas, plumbing for washing machine and space for tumble dryer above, Ideal gas combination boiler, extractor fan, radiator and upvc part glazed external door.

BATHROOM

Well appointed with a modern suite of close coupled w.c, pedestal wash basin with mixer tap, bath with mixer tap, corner shower enclosure with mains thermostatic shower, upvc double glazed window, chrome heated towel rail, fully tiled walls and flooring, inset ceiling spotlights and extractor fan.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With upvc double glazed window, radiator, inset ceiling spotlights and cottage style doors off.

BEDROOM ONE 15'1 x 12'6 max (4.60m x 3.81m max)

Upvc double glazed window to front, radiator, inset ceiling spotlights and two useful eaves storage cupboards.

EN-SUITE

Appointed with a low flush w.c, wash basin with vanity cupboard below and illuminated mirror above, shower enclosure with mains thermostatic shower and Drench style shower head, chrome heated towel rail, inset ceiling spotlights, extractor fan, part tiled walls and tiled flooring.

BEDROOM TWO 9'4 x 7'5 (2.84m x 2.26m)

Upvc double glazed window, radiator, sliding door fitted wardrobes and inset ceiling spotlights.

OUTSIDE

The property is approached along a gravelled driveway with brick edging providing parking for two cars to the front. An Indian stone paved path and double wooden privacy gates open to additional parking for three cars which continues to:

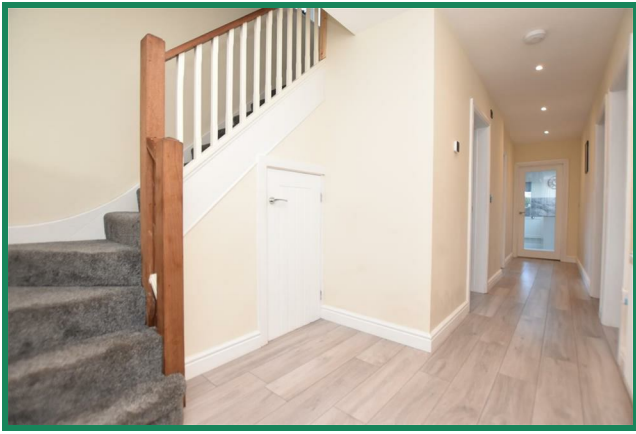
BRICK BUILT DETACHED GARAGE 18'8 x 9'3 (5.69m x 2.82m)

With electric roller shutter door to front, lighting, power points and side part glazed personal door.

GARDENS

The rear garden enjoys a good degree of privacy and includes an Indian stone paved patio for outdoor dining with lawned garden beyond, established hedging and timber fencing to boundaries to provide a safe family environment.

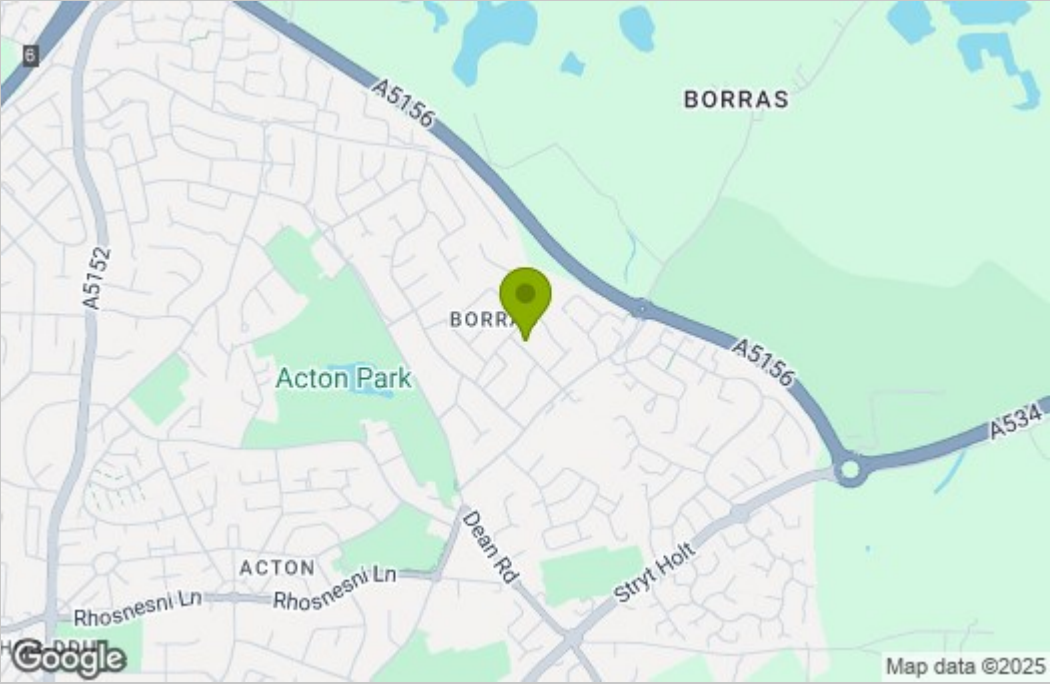




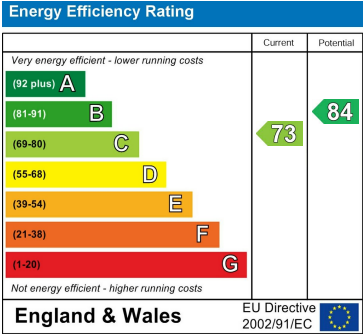
Floor Plan



Area Map



Energy Efficiency Graph



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