



4 Springfield Park, Overton, LL13 0EX

Price £425,000

A spacious four double bedroom detached family home with double garage and private rear garden located in the desirable village of Overton with its convenient range of amenities including a primary school, doctors, butchers and village shop. Briefly comprising an open fronted porch, spacious entrance hall with study area and stairs to first floor landing, dual aspect lounge with Upvc double glazed French doors opening to the rear garden, family sized formal dining room or playroom, well proportioned fitted kitchen/breakfast room, utility room and cloaks/w.c. On the first floor there are four good sized bedrooms with the principal bedroom having an en-suite, and a family bathroom. To the front of the property is a private driveway leading to the double garage alongside a lawned garden with hedging. The delightful rear garden enjoys a good degree of privacy and includes a paved patio for outdoor entertaining, lawned area, flower beds and privacy hedging. NO CHAIN. Energy Rating - E (50)

LOCATION

The picturesque village of Overton-on-Dee is located approximately 8 miles from Wrexham and offers an excellent range of convenient amenities and facilities including a Doctors Surgery, Pharmacy, Butchers, highly regarded Primary School, village shop, coffee shop and sports fields. The village is also within the catchment for the popular Penley High School. Situated within commuting distance of Wrexham, Oswestry, Shrewsbury and Whitchurch allowing for daily access to the commercial and Industrial centres of the region together with independent schools at Shrewsbury, Ellesmere and Moreton.

DIRECTIONS

From Wrexham city centre proceed along the A525 in the direction of Whitchurch. Turn right in the village of Marchwiell and continue for a further 5 miles into Overton. Follow the road past the convenience store on your right, bear left and then take the next right onto Salop Road towards Ellesmere. Take the left turn onto Springfield Park after approx 300 yards and the property will be observed on the right.

ON THE GROUND FLOOR

Open fronted entrance porch with part glazed door leading to:

HALLWAY

With study area (12'6 x 12'4 Max), staircase to first floor landing, two radiators, storage cupboard, six panel white woodgrain effect doors off and coving to ceiling.

LOUNGE 18'1 x 13'1 (5.51m x 3.99m)

Window to front and upvc double glazed French doors to rear garden, coving to ceiling, fire surround, two radiators and wall light point.

DINING ROOM 16'4 x 12'0 (4.98m x 3.66m)

Accessed through double doors from the hallway, radiator, coving to ceiling and bay window overlooking the rear garden.

KITCHEN/BREAKFAST ROOM 15'4 x 13'2 (4.67m x 4.01m)

Fitted with an oak fronted range of base and wall cupboards complimented by wood effect work surface areas incorporating a 1 ½ bowl sink unit with mixer tap and window above overlooking the rear garden, plumbing for dishwasher, four ring electric hob, oven and grill, housing for fridge freezer, tiled flooring, coving to ceiling, radiator, window to side and six panel door opening to:

UTILITY ROOM 10'0 x 4'8 (3.05m x 1.42m)

Having a continuation of the tiled flooring, base and wall cupboards, work surface areas, stainless steel single drainer sink unit, part glazed external door, plumbing for washing machine, space for tumble dryer, part tiled walls and coving to ceiling.

CLOAKS/W.C

Appointed with a two piece suite of wash basin, low flush w.c, window, coving to ceiling, radiator and part tiled walls.

ON THE FIRST FLOOR

Approached via the staircase from the hallway rising to:

LANDING

With gallery over stairwell, window to front, ceiling hatch to roof space, six panel doors off, radiator and storage cupboard housing the gas central heating boiler.

BEDROOM ONE 20'2 x 11'4 (6.15m x 3.45m)

A spacious principal bedroom with two windows to rear, radiator and internal door to:

EN-SUITE 8'6 x 5'6 (2.59m x 1.68m)

Appointed with a twin grip panelled bath, low flush w.c, pedestal wash basin, part tiled walls, radiator, window and inset ceiling spotlights.

BEDROOM TWO 15'4 x 10'3 (4.67m x 3.12m)

Window to front and radiator.

BEDROOM THREE 14'9 x 8'9 (4.50m x 2.67m)

Window to rear, radiator and coving to ceiling.

BEDROOM FOUR 11'2 x 8'9 (3.40m x 2.67m)

A good sized fourth bedroom with window to front, radiator and built-in wardrobe.

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

Appointed with a twin grip panelled bath with electric shower over, pedestal wash basin, low flush w.c, window, radiator, part tiled walls and shaver socket.

OUTSIDE

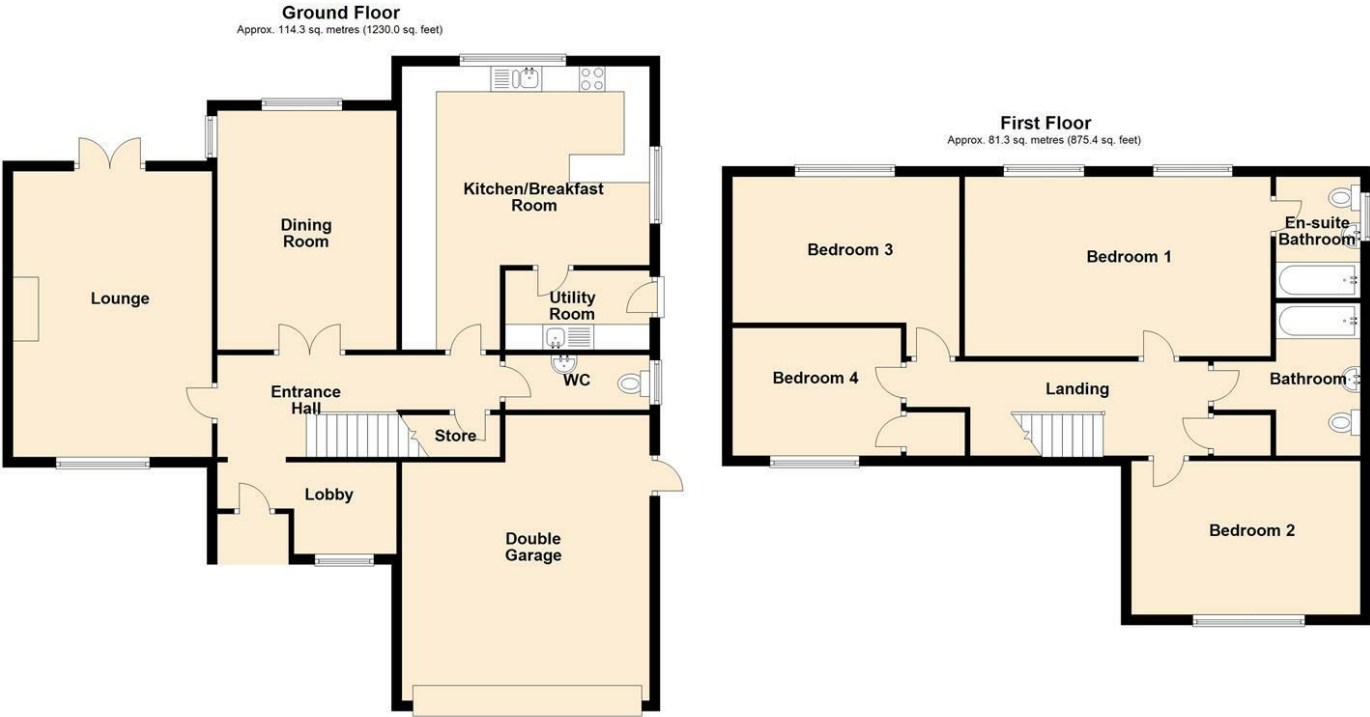
The property is approached along a private driveway leading to the double garage with up and over door alongside a lawned garden with flowerbeds. A gated side path leads to the rear garden which includes a paved patio, lawned area, flowerbeds, cold water tap and privacy hedging.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Conveyancing . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



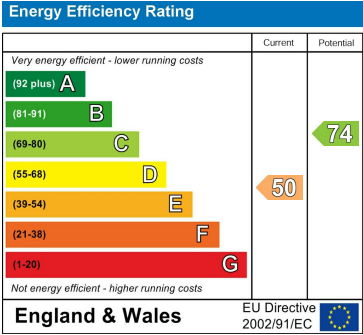
Floor Plan



Area Map



Energy Efficiency Graph



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