



29 Norfolk Road, Wrexham, LL12 7RT

Price £240,000

A spacious and extended 2 bedroom semi detached dormer bungalow with garage located on a corner plot in the much favoured area known as Borrass with its excellent range of amenities, bus service and picturesque Acton Park all within walking distance. Originally built as a 3 bedroom home but altered to suit the previous owners, the property briefly comprises an entrance hall with staircase to floor and store cupboard, impressive lounge dining room with Upvc French doors opening to the rear garden and living flame gas fire in surround. Fitted kitchen with a range of base and wall cupboards, Worcester gas central heating boiler and a part glazed door leading into the conservatory that overlooks the side garden. Ground floor shower room with modern suite and separate cloaks/w.c. The 1st floor landing connects the 2 bedrooms. Bedroom 1 has the benefit of eaves storage space and linen cupboard. To the outside, a path leads to the entrance door alongside a lawned garden that continues to the side and a private driveway providing parking for 3 cars, detached brick garage and an enclosed rear garden with patio, flower beds and lawned area that enjoys a good degree of privacy. NO CHAIN. Energy Rating - E (52)

LOCATION

Norfolk Road 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. Thereafter take the left turn onto Norfolk Road where the property will be observed on the left hand side after a short distance.

ON THE GROUND FLOOR

Upvc part glazed entrance door opens to:

HALLWAY

With turned staircase to first floor landing with useful storage cupboard below, radiator and upvc double glazed window to front.

CLOAKROOM

Appointed with a white suite of low flush w.c, wash basin with mixer tap set within vanity cupboard, part tiled walls, tiled flooring, upvc double glazed window and chrome heated towel rail.

LOUNGE/DINING ROOM 28'0 x 12'4 (8.53m x 3.76m)

A spacious reception room originally divided into two rooms which included a third bedroom with upvc double glazed French doors leading out to the rear garden, living flame gas fire set within surround, coving to ceiling, wall light points and two radiators.

KITCHEN 11'1 x 9'3 (3.38m x 2.82m)

Fitted with a range of white fronted base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, plumbing for washing machine, slot-in cooker with gas hob, space for fridge freezer, Worcester wall mounted gas combination boiler, part tiled walls and part glazed door leading to:

CONSERVATORY 9'8 x 9'1 (2.95m x 2.77m)

Upvc double glazed windows on a brick plinth, upvc part glazed external door and electric wall heater.

SHOWER ROOM

Appointed in similar style to the cloakroom having double width walk-in shower area with mains thermostatic shower and splash screen, wash basin within vanity unit, chrome heated towel rail, tiled flooring, fully tiled walls, upvc double glazed window, inset ceiling spotlights and shaver socket.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With doors off to:

BEDROOM ONE 15'4 x 12'3 (4.67m x 3.73m)

A good sized bedroom with upvc double glazed window to front, built-in two door linen cupboard, radiator and two eaves storage cupboards.

BEDROOM TWO 9'7 x 9'4 (2.92m x 2.84m)

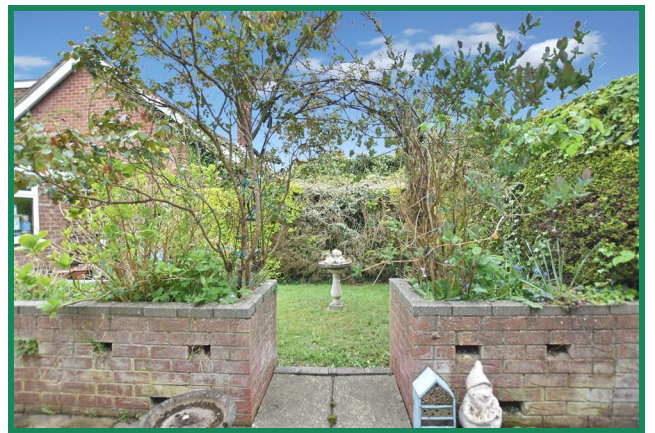
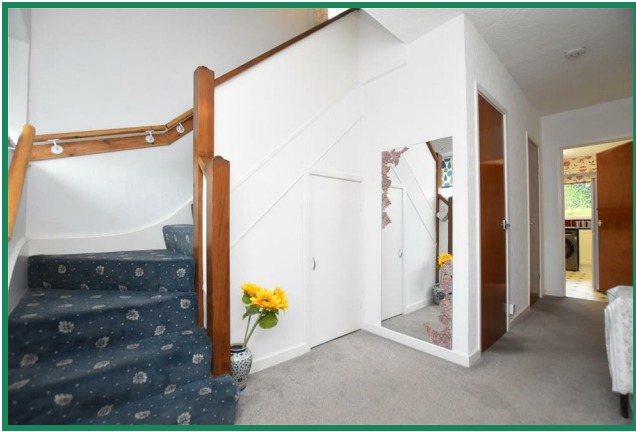
Upvc double glazed window and radiator.

OUTSIDE

A path off Norfolk Road leads to the entrance door alongside a lawned garden with privacy hedging. The lawned garden continues to the side of the side of the property and a private driveway for three cars is accessed off Warrenwood Road. Brick built detached garage having metal up and over door and side personal door, gated access to the rear garden which enjoys an excellent degree of privacy and includes a patio area, lawned garden, raised flowerbeds and privacy hedging, all of which is enclosed.

PLEASE NOTE

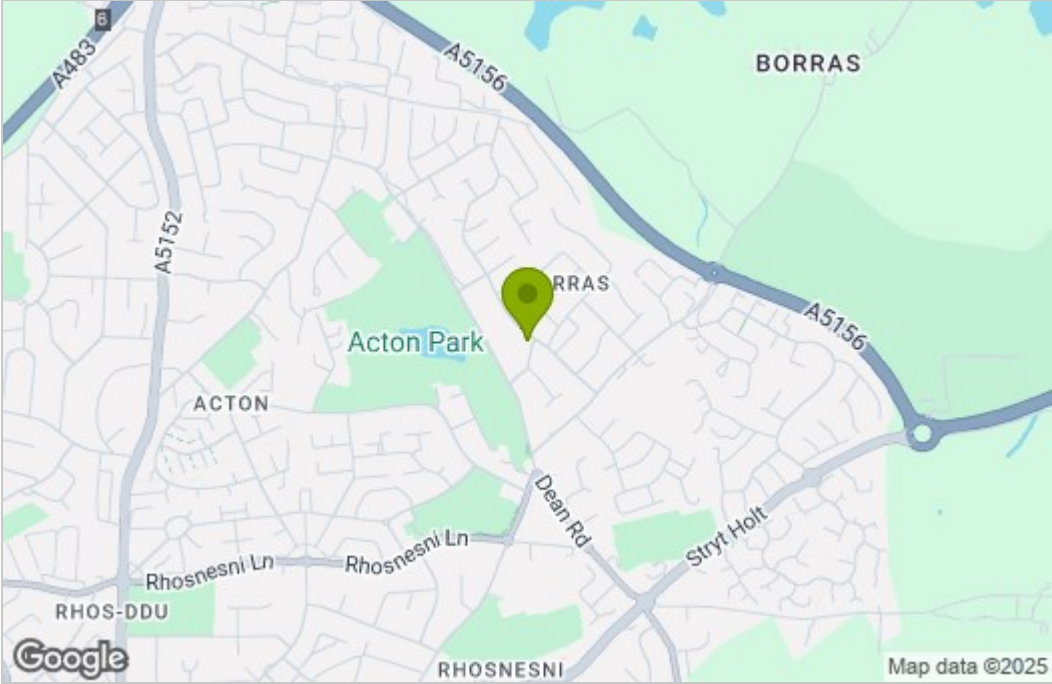
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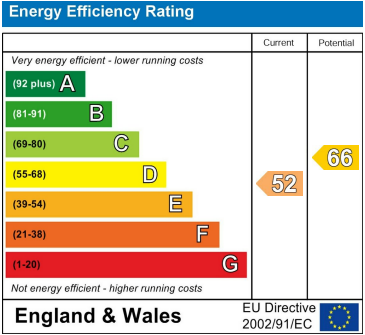
Floor Plan



Area Map



Energy Efficiency Graph



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