



25 Yarwood Drive, Wrexham, LL13 9UJ

Price £280,000

A spacious and well presented 4 double bedroom detached family home enjoying a private and sunny aspect rear garden located in this established and popular residential development close to the picturesque Acton Park, the convenience of Borrass shops and both primary and secondary schools. The accommodation briefly comprises a welcoming hall with cloaks/w.c., good sized lounge, open plan kitchen and dining room providing an excellent entertaining space for families, conservatory and utility. The 1st floor landing connects the 4 well proportioned bedrooms and a family bathroom. To the outside, a private drive provides parking alongside a gravel and lawned garden. A gated side path continues to the rear garden which features a patio area for outdoor dining, lawn, corner shed and raised borders. Energy Rating - TBC

LOCATION

The area has been established as a sought after location for many years especially amongst families due to its proximity to schools and the picturesque Acton Park which is centred around its fishing lake and is popular amongst walkers. Excellent road links provide easy access to Wrexham Industrial Estate and the A483 by pass that allows for daily commuting to the major commercial and industrial centres of the region. A frequent bus service to Wrexham and Chester is within walking distance together with a Public House. A range of convenient shopping facilities and amenities are also available nearby.

DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road for approximately 1 mile taking the right turn onto Smithy Lane opposite the petrol station. Continue to the roundabout and proceed straight across onto Barkers Lane. Turn left onto Sherwell Avenue, 2nd right into Yarwood Drive and follow the road to the left and the property will be observed on the left.

ON THE GROUND FLOOR

Part glazed composite entrance door with chrome up and down light and upvc double glazed windows opening to:

HALLWAY

Featuring oak flooring, Period style radiator, coat hanging space, inset ceiling spotlights and six panel doors off.

CLOAKROOM/W.C

Appointed with a low flush w.c, wall mounted wash basin with tiled splashback, radiator, upvc double glazed window, inset ceiling spotlights and oak wood flooring.

LOUNGE 20'8 x 10'8 (6.30m x 3.25m)

A spacious reception room having a continuation of the oak flooring, upvc double glazed window to front, radiator, inset ceiling spotlights, coving to ceiling, staircase to first floor landing, wall mounted electric fire and central heating thermostat.

OPEN PLAN KITCHEN/DINING ROOM 19'1 max x 12'9 max (5.82m max x 3.89m max)

A sociable entertaining space with the kitchen area fitted with a range of base and wall units complimented by wood block work surface areas incorporating a 1 1/2 bowl ceramic sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, integrated dishwasher, oven/grill, five ring gas hob with extractor hood above, integrated fridge, glass fronted display cabinet, inset ceiling spotlights, part tiled walls, Period style vertical radiator, upvc external door and double glazed sliding patio doors opening to:

CONSERVATORY 9'10 x 8'9 (3.00m x 2.67m)

Upvc double glazed floor to ceiling windows overlook the rear garden and grey wood effect flooring.

UTILITY

Fitted with a range of base and wall units, wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, space for fridge freezer, inset ceiling spotlights, upvc double glazed window, plumbing for washing and space for dryer.

ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

LANDING

With gallery over stairwell, six panel doors off to all rooms, ceiling hatch to roof space, storage cupboard housing the Worcester gas combination boiler and slatted shelving.

BEDROOM ONE 11'3 x 10'9 (3.43m x 3.28m)

Upvc double glazed window to front and radiator.

BEDROOM TWO 9'5 x 7'6 (2.87m x 2.29m)

Upvc double glazed window to rear, radiator and wood effect flooring.

BEDROOM THREE 9'4 x 7'6 (2.84m x 2.29m)

Upvc double glazed window to rear, radiator and wood effect flooring.

BEDROOM FOUR 8'6 x 7'9 (2.59m x 2.36m)

Upvc double glazed window to front, radiator and wood effect flooring.

BATHROOM

Appointed with a white suite of wall hung wash basin with vanity cupboard below, low flush w.c, bath with mains thermostatic shower above with Drench style shower head and splash screen, chrome heated towel rail, two upvc double glazed windows, part tiled walls, tiled flooring and inset ceiling spotlights.

OUTSIDE

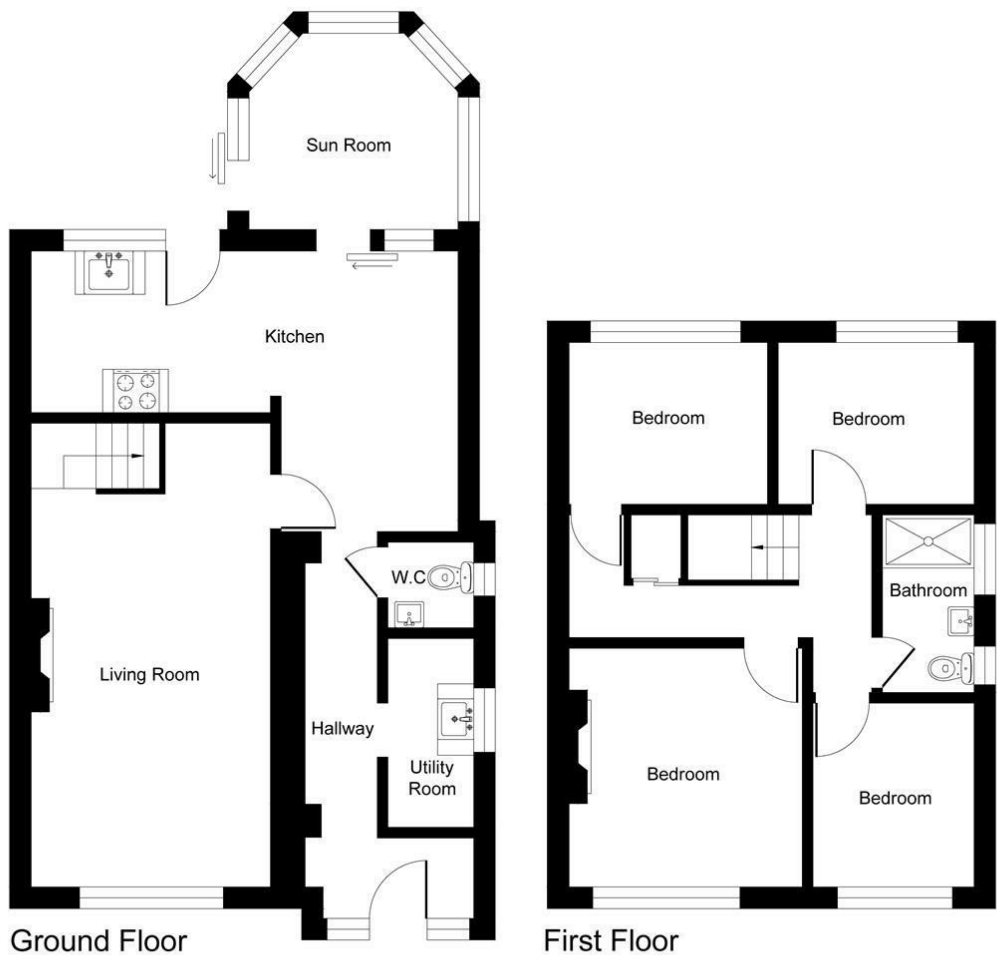
To the front of the property is a private driveway alongside gravelled and lawned area. A gated side path leads to the sunny aspect rear garden which features a partially covered patio area for outdoor dining, a good degree of privacy, lawn, decorative gravelled borders and corner shed, all of which is enclosed to provide a safe family environment.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . 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.

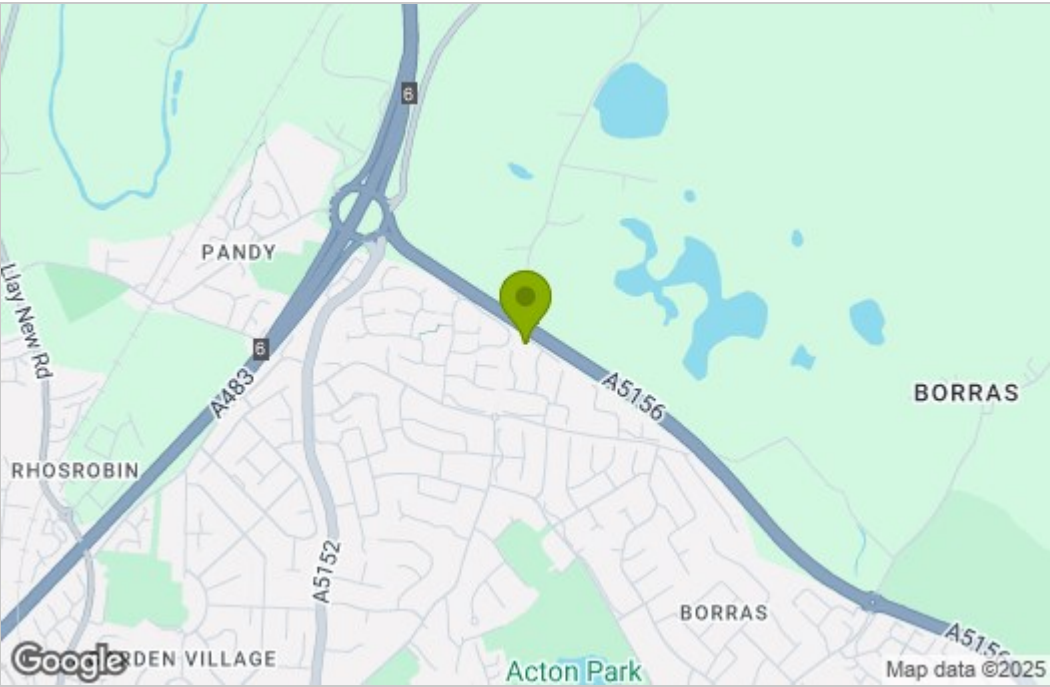


Floor Plan

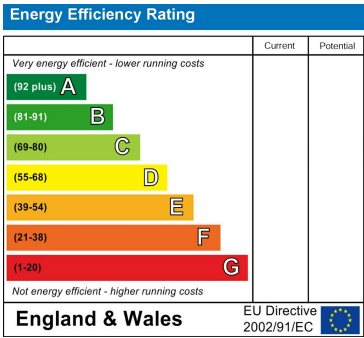


Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Area Map



Energy Efficiency Graph



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