



6 Village Court, Garden Village, Wrexham, LL11 2PX

Price £535,000

A beautifully presented and extended 4 double bedroom (2 en-suites) detached family home with private parking for 4 cars and a detached double garage designed by award winning Architect Brian Lloyd as part of the Harvey Homes collection. Located within the desirable area known as Garden Village, enjoying excellent road links to Chester and Wrexham via car or the nearby frequent bus service. Upgraded by the current owners, the accommodation offers spacious and versatile rooms to suit the occupier and briefly comprises an open fronted entrance porch, welcoming hall with turned staircase, porcelain tiled floor, stained glass internal window and useful downstairs store cupboard. Double doors open to the light and airy bay window fronted living room with reclaimed brick inglenook style fireplace, impressive fitted kitchen breakfast room with Neff integrated appliances, granite works surface areas and central island. Double doors open to the spacious dining/family room offering a sociable entertaining space and lead to the Cinema room with access to the rear garden. A ground floor double bedroom has its own en-suite shower room. A utility and cloaks/w.c. completes the ground floor. The 1st floor landing gives access to the 3 good sized bedrooms and family bathroom with jacuzzi bath and separate shower enclosure. The Principal bedroom includes 2 double built in wardrobes and an en-suite shower room. To the outside, the brick paved drive leads to the double garage with electric door. A gated path leads to the partial walled rear garden which provides an excellent outdoor entertaining space with 2 stone paved patio areas, lawn and established flower beds. Energy Rating - TBC

LOCATION

Village Court is located within the highly sought after area of Garden Village. There is a regular public transport service that operates into Wrexham and Chester within walking distance together with a range of convenient shopping facilities and social amenities. There are good road links to the A483 bypass that connects Wrexham to Chester and Shropshire and therefore allows for daily commuting to the major commercial and industrial centres of the region. The picturesque Acton Park, centred around a fishing lake is only a short distance away and is popular amongst walkers and dog owners. There are both primary and secondary schools within the catchment area which includes Wats Dyke primary school.

DIRECTIONS

Proceed from Wrexham city centre along Chester Road for approx. 1 mile, passing through a set of traffic lights and across the roundabout with playing fields on your right. Continue up the hill passing the Acton Public House on your right. Take the left turn into Egerton Walk, right onto Village Court and continue until the property will be observed on the left.

ON THE GROUND FLOOR

Canopy porch with light and part glazed door opening to:

WELCOMING HALLWAY

Featuring a Porcelain tiled floor, turned staircase rising to first floor landing with storage cupboard below, arched stained glass window framed with exposed reclaimed brickwork, alarm control panel, deep coving to ceiling, inset spotlights and six panel double doors opening to:

LIVING ROOM 19'1 x 10'8 (5.82m x 3.25m)

A spacious reception room featuring an impressive exposed brick Inglenook fireplace with timber mantel, two upvc inset double glazed windows and gas wood effect fire, upvc double glazed bay window to front allowing an excellent degree of natural light into the room, deep coving to ceiling, two radiators and inset spotlights.

KITCHEN/BREAKFAST ROOM 17'3 max x 16'0 (5.26m max x 4.88m)

Having a continuation of the Porcelain tiled floor from the hallway, stylish fitted range of base cupboards and almost floor to ceiling larder cupboards, Corian work surface areas with matching upstands, inset sink unit with ingrained drainer and upvc double glazed window above overlooking the rear garden, two integrated Neff slide n hide oven/grills with warming drawers below, Neff integrated dishwasher, integrated fridge, integrated freezer, central island with Neff induction hob and Neff extractor hood above, pop-up electric socket, additional storage cupboards and drawer units, breakfast bar, two radiators, double doors opening to rear garden, inset ceiling spotlights and double six panel doors opening to:

DINING/LIVING AREA 20'8 x 10'4 (6.30m x 3.15m)

A sociable entertaining space with exposed brick chimney breast, timber mantel and gas coal effect fire, deep coving to ceiling, upvc double glazed windows to rear, Porcelain tiled floor, inset ceiling spotlights, radiator and double doors opening to:

CINEMA ROOM 12'9 x 10'4 (3.89m x 3.15m)

A versatile room which could be a children's playroom having deep coving to ceiling, inset spotlights, French doors to rear garden, designer vertical radiator and wiring for speakers.

UTILITY

Fitted with base and wall cupboards, concealed Worcester gas combination boiler, work surface area, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble dryer above, part glazed external door, upvc double glazed window, Porcelain tiled floor, radiator and six panel door opening to:

CLOAKS.W.C

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

GROUND FLOOR BEDROOM 12'5 x 10'9 (3.78m x 3.28m)

Currently utilised as a gym with upvc double glazed window to front, radiator and part glazed door opening to:

EN-SUITE 8'2 x 7'5 max (2.49m x 2.26m max)

Wall hung wash basin with vanity unit below and waterfall style mixer tap, close coupled w.c, shower area with mains thermostatic shower and Rainforest style shower head, vertical towel radiator, inset ceiling spotlights, extractor fan and illuminated mirror.

ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

LANDING

With upvc porthole style window, radiator, ceiling hatch to roof space, six panel white woodgrain effect doors off to all rooms and airing cupboard with radiator and slatted shelving.

PRINCIPAL BEDROOM SUITE

A dressing area with inset spotlights leads through to the:

BEDROOM 16'1 x 10'9 (4.90m x 3.28m)

Two upvc double glazed windows, two Velux roof light windows, fitted sliding door wardrobes to two sides, inset ceiling spotlights and radiator.

EN-SUITE

Appointed with a close coupled w.c, his n hers wall hung wash basins with mirror above, shower enclosure with mains thermostatic shower and Rainforest style shower head, fully tiled walls, tiled flooring, Velux roof light window, inset ceiling spotlights, extractor fan, chrome heated towel rail and recessed illuminated shelving.

BEDROOM TWO 15'1 x 9'9 (4.60m x 2.97m)

Upvc double glazed window to front, radiator, excellent storage with two double built-in wardrobes and eaves storage cupboard.

BEDROOM THREE 11'2 x 9'1 (3.40m x 2.77m)

Upvc double glazed window to front and radiator.

FAMILY BATHROOM

Appointed with a four piece bathroom suite of Jacuzzi bath, wall hung wash basin with mixer tap, close coupled w.c, shower enclosure with mains thermostatic shower and Rainforest style shower head, fully tiled walls, tiled flooring, inset ceiling spotlights and speaker, chrome heated towel rail and upvc double glazed window.

OUTSIDE

The property is approached along a brick paved private driveway providing parking for four cars and leads to:

DOUBLE GARAGE 16'5 x 16'1 (5.00m x 4.90m)

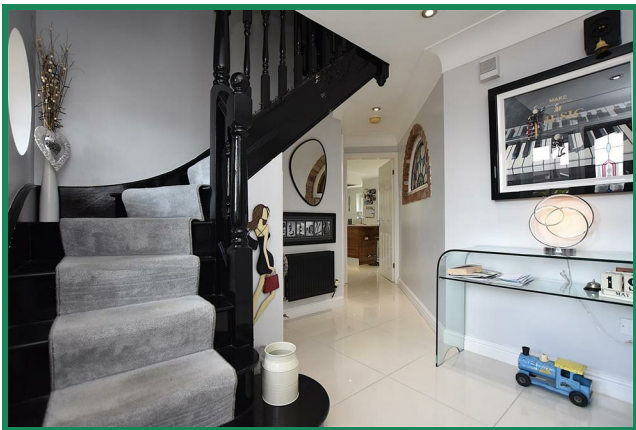
Having the convenience of an electric up and over door, lighting, power sockets and side personal door.

GARDENS

A gated brick paved path leads to the rear garden which provides a lovely outdoor entertaining space with two stone paved patio areas for dining and relaxing, lawned area, established plants and flowerbeds, all within a mainly walled garden.

PLEASE NOTE

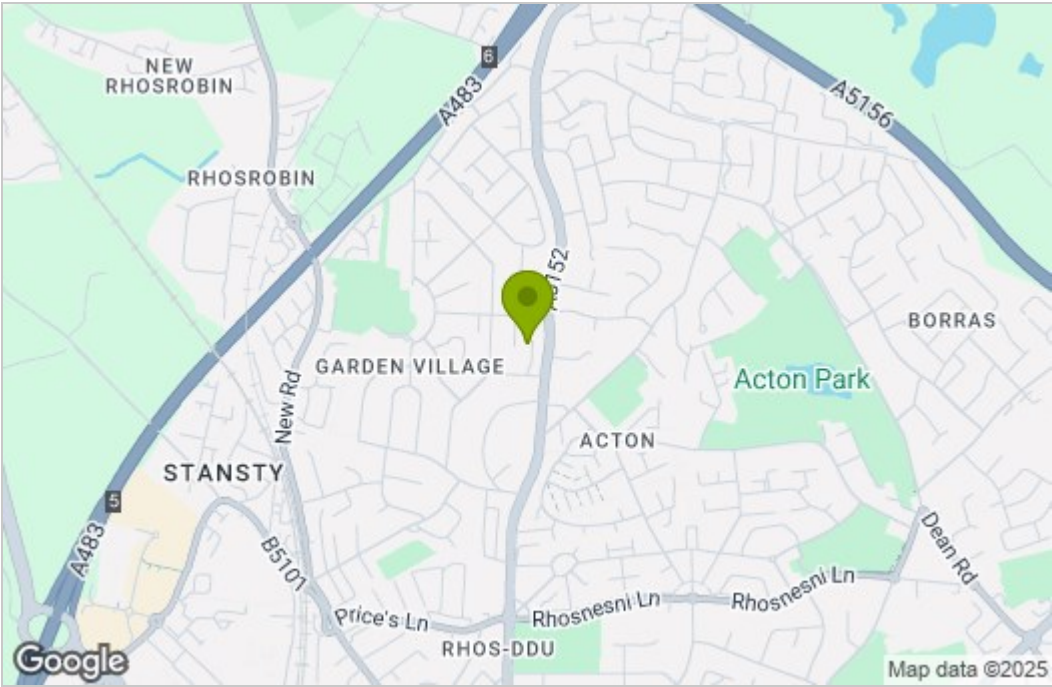
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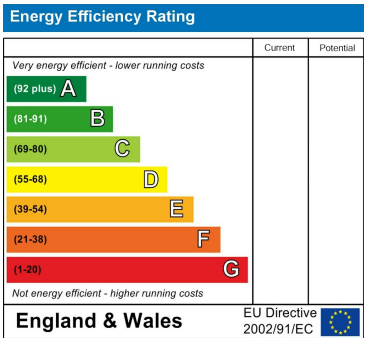


Floor Plan

Area Map



Energy Efficiency Graph



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