



Hightrees, 111 Erddig Road, Wrexham, LL13 7DS

Price £630,000

Set behind electric gates is this fabulous 4 double bedroom (2 En-Suite) detached family home offering 2131 sq ft of accommodation within this exclusive development of just 2 executive style homes built to an extremely high specification with the balance of the 10 year NHBC Guarantee, located within the highly sought after location close to Erddig National Trust Parkland and highly regarded primary and secondary schools. The design of the property has been sympathetic to the conservation area and has blended the attractive brickwork, slate roofs and hardwood windows with modern day comforts such as under floor heating to the ground floor, Villeroy and Bosch Bathrooms, an Oak and glass staircase, wood burner and a quality German manufactured Kitchen with Quartz work surfaces and Siemens appliances. The impressive accommodation includes a welcoming reception hall with central staircase and galleried landing above, spacious lounge with bay window and the warmth of the log burner, sitting room/games room, light and airy open aspect Kitchen/Dining Room/living area, utility and ground floor cloaks/w.c. The first floor is centred around the galleried landing with useful storage cupboards and gives access to the 4 double bedrooms with the principal bedroom and guest bedroom both offering well-appointed en-suite shower rooms and a family bathroom with bath and separate shower. Electric gates give access to the private driveway providing ample parking and turning area, double garage, generous gardens extending to the front side and rear offering an excellent outdoor entertaining space for both children and adults with its lawned areas and good sized paved patio enjoying an excellent degree of privacy. Energy Rating - B (85)

LOCATION

Regarded as one of the best locations within Wrexham for a number of years and situated within a short walk to the picturesque National Trust Parkland of Erddig yet conveniently located for the city centre, with its wealth of high street retailers, restaurants, leisure facilities and bus and train stations. The Hospital is within easy reach and there are excellent road links to the A483 Bypass that connects Wrexham with Shropshire and Cheshire and allows for daily commuting to the major commercial and industrial centres of the region. The highly regarded St Josephs Secondary School and Victoria or St Giles Junior Schools are within walking distance.

DIRECTIONS

Upon entering Wrexham from the A483 By Pass, proceed towards the city centre along the A525, passing Morrison's Supermarket on your left. At the traffic lights, turn right onto Victoria Road and continue across the roundabout into Fairy Road. Take the 2nd right turn into Erddig Road and the gated entrance to Hightrees will shortly be observed on your left.

ON THE GROUND FLOOR

A part glazed hardwood entrance door with side window panels opens to the:

IMPRESSIVE RECEPTION HALL 19'0 x 11'5 (5.79m x 3.48m)

Featuring a central oak staircase with glass balustrade and two directional landing, underfloor heating control, oak veneer internal doors off to all rooms, heated ceramic wood effect flooring, inset ceiling spotlights and alarm control panel.

CLOAKS/W.C

Fitted with Villeroy and Bosch wash basin with mixer tap, close coupled w.c with concealed dual flush, part tiled walls, heated wood effect ceramic tiled flooring, extractor fan and inset ceiling spotlights.

LOUNGE 23'5 x 13'9 (7.14m x 4.19m)

Part glazed double doors open into this spacious dual aspect lounge having walk-in double glazed bay window overlooking the front garden and French doors with side glass window panels opening to the rear garden, feature wood burning stove set within chimney breast with timber mantel above, inset ceiling spotlights and underfloor heating.

SITTING ROOM/GAMES ROOM 13'7 x 11'7 into bay window (4.14m x 3.53m into bay window)

A double glazed walk-in bay window overlooks the front garden, underfloor heating, inset ceiling spotlights and telephone connection point.

KITCHEN/DINING/LIVING AREA 25'2 x 16'15 (7.67m x 4.88m)

A stunning open plan kitchen/dining/living area appointed to an excellent standard with the kitchen area beautifully appointed with a quality German range of soft closing handleless range of base and wall cabinets complimented by the Quartz work surface areas with matching upstands, window sill and splashback incorporating a 1 ½ bowl sink unit with ingrained drainer and mixer tap, integrated Siemens appliances that include integrated fridge freezer, two side by side ovens/grill, four ring touch control induction hob with extractor hood above, Miele full size dishwasher, deep pan drawers incorporating cutlery drawer, electrically operated Velux roof light window allowing an excellent degree of natural light and double glazed window overlooking the rear garden. The dining area has the benefit of an electrically operated Velux roof light window and double glazed rear window, ceramic wood effect heated flooring which continues into the kitchen and inset ceiling spotlights.

UTILITY ROOM

Appointed with base and wall cabinets that match the kitchen with Quartz work surface and upstands, inset stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted Worcester gas fired central heating boiler, heated ceramic tiled flooring, alarm control panel, inset ceiling spotlights and part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the entrance hall which rises to the:

SPACIOUS LANDING 19'3 x 10'9 (5.87m x 3.28m)

Having an oak and glass galleried balustrade over stairwell, double glazed window to front, oak veneer doors off to all rooms, inset ceiling spotlights, ceiling hatch to roof space, radiator, digital central heating control, airing cupboard with radiator and additional storage cupboard with hot water cylinder.

MASTER BEDROOM 13'8 x 13'4 (4.17m x 4.06m)

Sharps five door fitted wardrobes and dressing table, double glazed window with radiator below, inset ceiling spotlights and an oak veneer door opening to the:

EN-SUITE

Stylishly appointed with a Villeroy and Bosch suite that includes corner shower cubicle with mains thermostatic shower and fixed rainwater shower head, wash basin with mixer tap and vanity drawers below, close coupled w.c with dual flush, two tone fully tiled walls, tiled flooring, double glazed window, chrome heated towel rail, illuminated vanity mirror, extractor fan and inset ceiling spotlights.

BEDROOM TWO 14'0 x 11'8 (4.27m x 3.56m)

Double glazed window to front, radiator, inset ceiling spotlights and oak veneer door that opens into the:

EN-SUITE

Appointed with Villeroy and Bosch sanitary ware to include close coupled w.c with dual flush, wash basin with mixer tap, shower cubicle with mains shower and fixed rainwater shower head, chrome heated towel rail, illuminated mirrored cabinet, fully tiled walls, tiled flooring and inset ceiling spotlights.

BEDROOM THREE 13'9 x 9'7 (4.19m x 2.92m)

A double bedroom with double glazed window to front having radiator below and inset ceiling spotlights.

BEDROOM FOUR 11'13 x 10'9 (3.35m x 3.28m)

Double glazed window overlooking the rear garden with radiator below and inset ceiling spotlights.

FAMILY BATHROOM 8'2 x 7'3 (2.49m x 2.21m)

Appointed with a four piece Villeroy and Bosch suite that includes bath with central mixer tap, corner shower cubicle with mains shower and fixed rainwater shower head, chrome heated towel rail, wash basin with mixer tap and vanity drawers below, close coupled w.c with dual flush, illuminated mirrored cabinet, two tone fully tiled walls, tiled flooring and inset ceiling spotlights.

OUTSIDE

Hightrees is approached through double metal electronically operated entrance gates shared with just the neighbouring property that open to the private gravelled driveway providing ample parking and guest parking and continues to the:

DETACHED DOUBLE GARAGE 17'7 x 16'8 (5.36m x 5.08m)

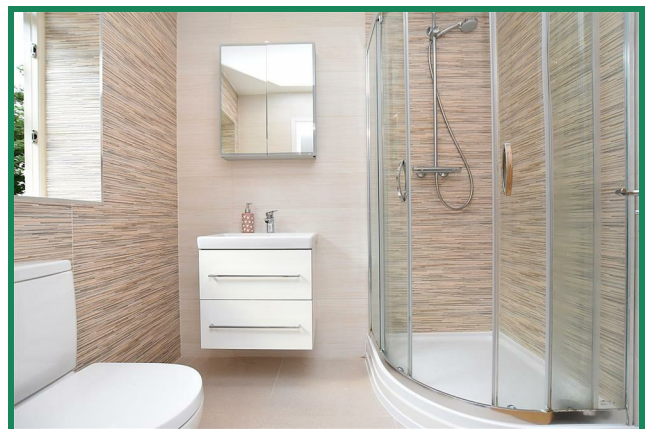
Having the benefit of electrically operated roller shutter door, alarm control panel and rear personal door.

GARDENS

The spacious front garden is mainly lawned and has a stone paved path leading to the entrance door with two directional chrome external lighting, gated pathways either side of the property lead to the rear garden which enjoys an excellent degree of privacy, has a stone paved patio for outdoor entertaining with lawned garden area beyond and to the side, 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.





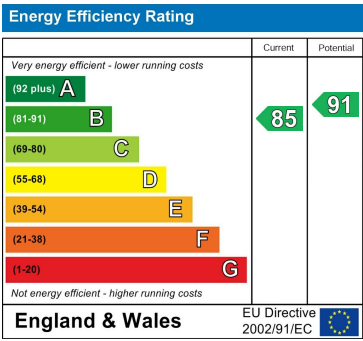
Floor Plan



Area Map



Energy Efficiency Graph



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