

# Wingetts

More than just estate agents



## Jubilee House Sun Lane , Bowling Bank, LL13 9RW

Set behind electric privacy gates is this stunning 4 bedroom detached Victorian Cottage constructed in 1866 but extended thereafter set amongst good sized private gardens with lovely countryside views from the majority of rooms. Beautifully appointed accommodation with modern conveniences blended with original features to include exposed timber beams, lintels and brickwork, cottage style doors, wood burner, stylish en-suite shower room and recently fitted boiler. The accommodation briefly comprises an oak fronted Entrance Porch with oak door that opens into the Hallway with natural stone flooring, utility area and cloaks/ w.c. The sitting room features wood flooring and external door leading to the garden. An open Plan Kitchen and Dining Room provides an excellent sociable and entertaining space to include a range of cottage style base and wall cupboards with granite work surface areas and matching central island/breakfast bar. The Dining Area features exposed timbers and brickwork with illuminated recess providing additional storage. An inner hall with staircase to 1st floor landing and access to the Lounge which includes the warmth of a log burner with an exposed brick fireplace. The landing connects the 4 bedrooms, 3 of which are doubles and a family bathroom. The principal bedroom enjoys countryside views together with a beautifully presented and spacious En-Suite Shower. Outside, the property is approached through double electric gates to the ample gravelled parking and turning area, shaped lawned, raised decking with connections for a hot tub ( available separately ), stone paved patio for outdoor dining, all is enclosed to provide a secure and private environment. NO CHAIN. Energy Rating - TBC

Price £545,000

# Jubilee House Sun Lane

, Bowling Bank, LL13 9RW



- Detached Victorian Cottage constructed in 1866 but extended thereafter
- Welcoming hallway/utility, cloakroom/w.c
- Four bedrooms (1 en-suite)
- Good sized gardens
- Set amongst good sized private gardens with lovely countryside views
- Sitting room, open plan kitchen/dining area
- Family bathroom
- Oak fronted entrance porch
- Living room
- Gated private driveway

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## WELCOMING HALLWAY/UTILITY

10'5 x 9'5 (3.18m x 2.87m )

## CLOAKROOM/W.C

## SITTING ROOM

13'2 x 8'1 (4.01m x 2.46m )

## OPEN PLAN SOCIABLE

## KITCHEN/DINING AREA

12'8 x 9'5 (3.86m x 2.87m )

## KITCHEN/BREAKFAST ROOM

13'0 x 11'2 (3.96m x 3.40m )

## LIVING ROOM

13'0 x 9'5 (3.96m x 2.87m )

## INNER HALL

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

13'0 x 13'0 (3.96m x 3.96m )

## EN-SUITE

8'3 x 7'5 (2.51m x 2.26m )

## BEDROOM TWO

13'1 x 9'6 (3.99m x 2.90m )

## BEDROOM THREE

11'9 x 8'8 (3.58m x 2.64m )

## BEDROOM FOUR

15'9 x 5'3 (4.80m x 1.60m )

## FAMILY BATHROOM

9'8 x 5'8 (2.95m x 1.73m )

## OUTSIDE

## COUNCIL TAX BAND - F



[Directions](#)







# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	