

BOWEN

PROPERTY SINCE 1862



Asking Price £650,000

🏠 4 Bedrooms 🚿 3 Bathrooms

1 Oak Drive, Overton, Wrexham,
LL13 0FF

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General Remarks

An immaculately presented four-bedroom on the edge of the popular village of Overton. The property includes high specification fixtures and fittings throughout. Generous corner plot with bi-folding doors onto the rear gardens. Externally the gardens themselves retain their privacy while to the front of the property there is ample off road parking provision. Dual heating control and fire sprinkler system. The property is fully double glazed and includes a generously sized detached double garage.

Location: Located in the popular village of Overton-on-Dee in the picturesque Dee Valley. The property enjoys a good size corner plot location on the edge of the village on a small exclusive development being one of four properties. The village offers an excellent range of facilities and amenities including a Primary school, Medical Centre, Post Office and a host of shops. Its proximity to the A5/483 bypass makes the towns of Oswestry and Ellesmere as well as the Cities of Wrexham and Chester easily accessible, and the motorway network beyond.

Early inspection is essential to fully appreciate this truly rare addition to the sales market



Partly Glazed Entrance Door into Enclosed Entrance

Porch: Attractive tile flooring, two built-in cloak cupboards with shelving and hanging rails, coving to ceiling.

Glazed Double Doors into Entrance Hall: 13' 6" x 9' 8" (4.12m x 2.95m) Oak flooring. Coving to ceiling, spotlights. Understairs store cupboard.

Study/Snug: 10' 11" x 10' 0" (3.32m x 3.06m) Oak flooring, radiator, matching wall lights.

Music Room: 13' 0" x 10' 0" (3.96m x 3.06m) Oak flooring, radiator, spotlights and fitting.

Lounge: 16' 4" x 13' 0" (4.98m x 3.96m) Oak flooring, coving to ceiling. Spotlights, centre ceiling light fittings, matching wall lights. Wood burner stove set in brick inglenook on a slate tile hearth with oak mantle. Radiator. Bi-folding doors opening onto patio area and rear garden.

Breakfast Kitchen/Diner: 20' 11" x 16' 4" (6.37m x 4.98m) Tile floor and spotlights to ceiling.

Kitchen: Fully fitted bespoke kitchen. Electric AGA with antique mirror glass splashback and handmade tiles to each side. Integrated appliances to include dishwasher and refrigerator. Inset sink with mixer tap. Built-in cabinets with granite worktops and upstands, Floor to ceiling walk-in pantry cupboard including pull out wicker baskets. Vertical radiator. Centre island with hanging light pendants, also incorporating electric sockets, cupboards, serving trays, wine cooler and drawers. below.

Breakfast/Dining Area: Double doors opening onto patio area and rear garden.

Utility: 10' 10" x 5' 5" (3.31m x 1.65m) Tile floor. Built-in cupboards and wall shelves. Inset stainless steel sink and mixer tap with granite worktop surround and upstands, space and plumbing for washing machine. Radiator, extractor fan. Partly glazed stable style door to outside.

Cloakroom: Tile floor. and spotlights to ceiling. Vanity wash hand basin with tile splash, low level flush w.c., radiator and extractor fan.

Central staircase to first floor and landing area: Coving to ceiling, wall lights, radiator. Access to roof space via loft ladder.

Bedroom One: 14' 11" x 13' 1" (4.55m x 3.98m) Wood effect flooring, coving to ceiling, spotlights and centre ceiling light. radiator.

Dressing Area: 6' 11" x 6' 10" (2.10m x 2.08m) Wooden flooring. Fitted wardrobes with drawers and storage. Spotlights to ceiling.

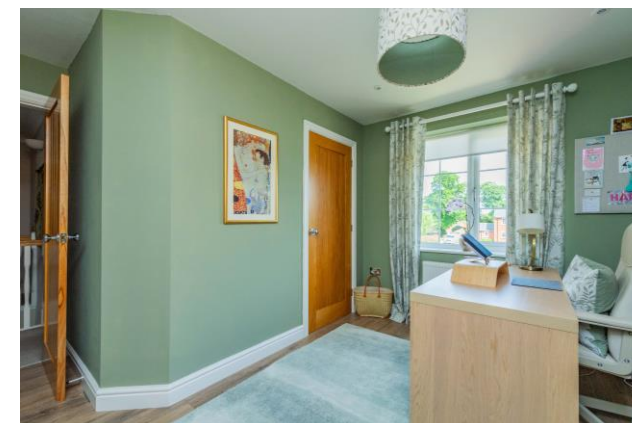
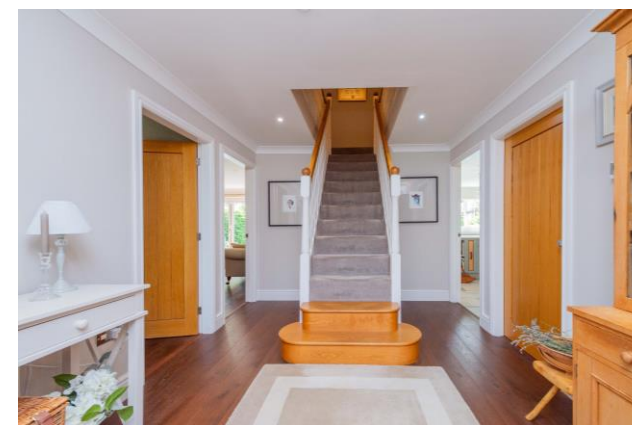
Ensuite shower Room: Tile floor and spotlights to ceiling. Fully tiled corner shower with dual head mains fed shower, vanity sink unit and matching fitted wall cabinet, shaver point. low flush wc., heated towel rail, extractor fan, partly tiled walls.

Bedroom Two: 12' 4" x 11' 0" (3.77m x 3.36m) Wood effect flooring. Spotlights and radiator.

Ensuite Shower Room: Tile floor and spotlights to ceiling. Fully tiled corner shower cubicle with electric shower, vanity sink unit with tile splash & shaver point, low flush w.c., heated towel rail, partly tiled walls, extractor fan.

Bedroom Three: 11' 5" x 10' 3" (3.49m x 3.13m) Wood effect flooring. Built-in closet, radiator, spotlights to ceiling.

Bedroom Four: 13' 1" x 11' 6" (3.98m x 3.50m) Wood effect flooring. Built-in closet, radiator, spotlights to ceiling.









Family Bathroom: 13' 11" x 11' 0" (4.24m x 3.36m) Tile floor and spotlights to ceiling. 'P' shape bath with dual head shower and shower screen over, vanity sink unit with LED lighted mirror above, built-in cupboard with slatted shelves. low flush w.c, heated towel rail, partly tiled walls.

Outside: The house is approached over a resin drive providing ample parking and turning space with access to the garaging. Occupying a good size corner plot with a lawned area to front with side gates allowing access all around the property. Mature hedging and trees providing privacy to the rear garden which is beautifully landscaped with patio area and several seating areas within the

garden. The garden is a notable feature housing a variety of established trees, shrubs and flowering plants. Summer house which is panel insulated. Log store. Enclosed vegetable garden area with raised vegetable beds and potting shed. Outside tap, external lights.

Detached Double Garage: 18' 6" x 17' 9" (5.65m x 5.42m) Electrically operated doors with side personnel door. Overhead loft space partly boarded via a ladder. Facilities for an EV charger.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Services: Main electricity, gas and water and private drainage are understood to be connected.

EPC Rating 85|B Council Tax Band 'G'

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: 01978 292000

Directions: From Ellesmere proceed out of the town on the A528 road signposted Overton. Continue for approximately 5 miles into the village of Overton-on-Dee. At the junction turn right into Station Road continue for a short distance and the property will be identified on the left handside.

What3Words: ///duplicate.nudge.snowstorm:

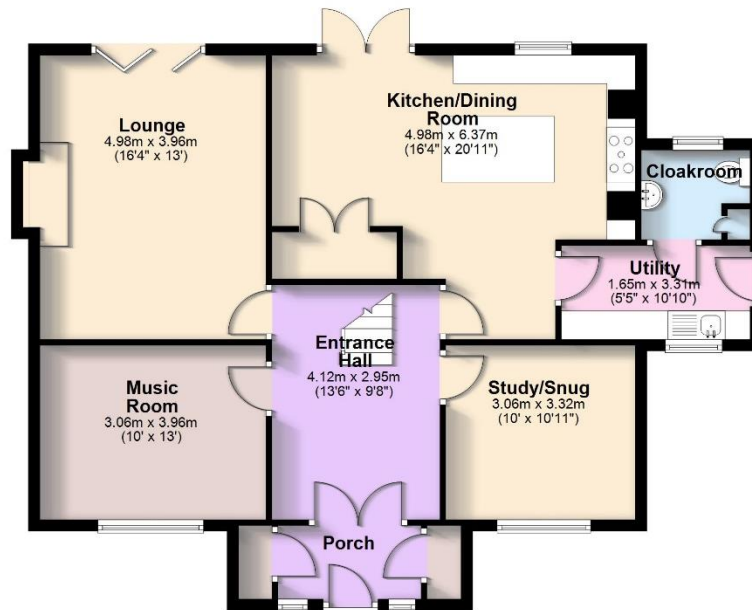
Viewing and Further Information: Viewings are strictly by appointment only through the sole selling agent's Ellesmere Office. For further information or to book a viewing contact Ellesmere Office on (01691) 622534

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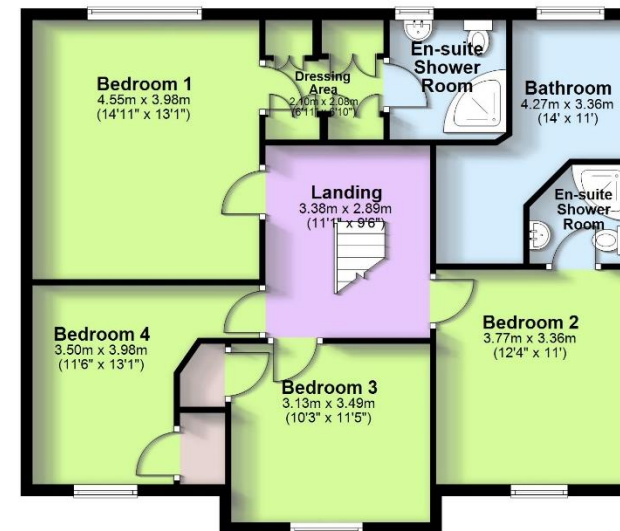
Ground Floor

Approx. 97.1 sq. metres (1045.1 sq. feet)



First Floor

Approx. 87.3 sq. metres (939.7 sq. feet)



Total area: approx. 184.4 sq. metres (1984.8 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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