

# Town & Country

Estate & Letting Agents

Holly Court, Wrexham

£455,000



Beautifully modernised detached family home in a quiet cul-de-sac in Gresford village. Features 4 bedrooms, ensuite, gas central heating, UPVC double glazing, and a detached double garage.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900

## DESCRIPTION

Having recently undergone a program of modernisation, this beautifully presented and extended, detached family home, sits within a quiet cul-de-sac in the perennially, popular and highly desirable village of Gresford and should be viewed to be truly appreciated. Benefiting from gas central heating and UPVC double glazing. The property comprises an entrance vestibule, reception hall, living room, study/office, kitchen, dining area, sitting room, utility room with cloakroom off, and a first floor landing which offers access to the family bathroom and to all four generous size bedrooms, the principle of which enjoys ensuite facilities. Externally, the property is approached over a tarmac driveway, past a small lawned and shrubbed garden to a detached double garage. Iron gated access leads to the side of the property which is predominantly paved, with a storage area to the rear of the garage. A timber gate opens to the rear garden.



## LOCATION

Gresford is a charming and picturesque village located in the county of Wrexham, North Wales and boasts a rich history, with the beautiful 15th century All Saints Church at its centre. The village is surrounded by beautiful countryside and has a strong sense of community and a variety of local amenities, including a post office/convenience store, a primary school and a variety of local pubs to mention just a few. Gresford offers a great location for those looking for a peaceful lifestyle, while still being within easy reach of the cities of Wrexham and Chester. The village is easily accessible by road with good links to the A483 and M56, making it perfect for those who need to commute for work. Gresford is also well-served by public transport, with regular bus services running to the surrounding

areas. So overall in brief Gresford is an ideal location for those looking for a peaceful village lifestyle, with all the necessary amenities, and easy access to the major cities and towns.

## DIRECTIONS

### VESTIBULE

4'7" x 3'10"

The vestibule is entered through a composite front door with double glazing and a leaded side panel, opening to a quarry tiled floor, exposed brickwork, a window to the side elevation and a timber door opening to the reception hall.

### RECEPTION HALL

With a ceramic tiled floor, a contemporary column style radiator, and stairs off with spindle balustrades, rise to the first floor accommodation with a storage cupboard below and oak veneer doors off opens to the living room, office/study, and to the kitchen.



### LIVING ROOM

19'6" x 12'3"

With a ceramic tiled floor flowing in from the reception hall, and having to contemporary column style radiators, a window to the front elevation, and a semicircle stain glass display window to the sitting room.



## KITCHEN

11'7" x 11'0" max

Again, the ceramic tiled floor flows in from the reception hall to a beautifully recently installed kitchen, posting wall, base and drawer units and complemented by Quartz worksurfaces housing, a stainless steel one and a half bowl sink unit with adjustable mixer tap and tiled splashbacks. Integrated appliances include two stainless steel, single ovens with a five ring gas hob and extractor hood above, a dishwasher and in the dining area a fridge freezer/freezer. Recessed downlights sit within the ceiling alongside exposed beams, exposed brickwork walls and open thruway leading to the dining area and sitting room, and an oak veneer door off, opens to the utility room.



## OFFICE/STUDY

9'10" x 12'10"

The ceramic tiled floor again flows in from the reception hall to with a window, facing the front elevation and having a contemporary column style radiator.





## UTILITY ROOM

8'10" x 6'5" max

Installed with attractive wall and base units. Worksurface space houses a stainless steel, single drainer sink unit with mixer tap, there is space and housing for a washing machine and dryer, again, a ceramic tiled floor running through from the kitchen, a column style, contemporary radiator. Recessed downlights set within the ceiling, window facing the side elevation and an oak veneer door opens to the cloakroom WC.

## CLOAKROOM WC

With a ceramic tiled floor and installed with a modern dual flush low-level WC, along with a wash hand basin with mixer tap and vanity unit below, contemporary column style radiator, and extractor fan with an opaque window to the side elevation.



## DINING AREA

13'6" x 9'10"

The ceramic tiled floor theme continues into the dining area and sitting room, with exposed brick walls, recessed downlights set within the ceiling, a contemporary column style radiator, a semicircle stain glass unlead display window facing the side elevation and French doors off, opening to the rear garden.



## SITTING ROOM

13'6" x 14'2" max

Also, with the ceramic tiled floor, exposed brick walls and beamed ceiling, a contemporary column style radiator, recess downlights set within the ceiling, featuring an expose brick inglenook fireplace, housing, a cast iron log burner beneath an oak mantle.

## FIRST FLOOR LANDING

With access to the loft space, a continuation of the banister and spindles balustrades from the reception hall, having a column style, contemporary radiator and with oak veneer doors off, opening to all four bedrooms, the family bathroom and to the airing cupboard (housing the recently installed central heating system 2022).



## PRINCIPAL BEDROOM

13'2" x 12'1"

Having a window facing the front elevation with a contemporary column style radiator below, and an open-air internal door, opening to the ensuite shower room.



## ENSUITE SHOWER ROOM

Installed with a modern white suite, comprising a dual flush, low-level WC, wash hand basin set within a vanity unit, a

separate shower enclosure with electric shower, a chrome heated towel rail, a ceramic tiled floor and partially tiled walls, with an opaque window facing the front elevation.



## BEDROOM TWO

12'1" x 10'4"

With two windows facing the front elevation and a contemporary column style radiator below.



## BEDROOM THREE

10'1" x 10'3"

With a window facing the rear elevation with a contemporary column style radiator below.



## BEDROOM FOUR

9'5" x 9'3"

Also, with a window facing the rear elevation and a contemporary column style radiator below.



## FAMILY BATHROOM

8'6" x 6'2"

A beautiful, recently installed, bathroom suite, which comprises an L-shaped tiled panel bath with footlights and a black dual head shower with a protective screen over, along with inset shelving units with spotlights. There is a Hidden cistern dual flush, low-level WC. A countertop mounted wash hand basin with black mixer tap and vanity unit below along with an illuminating mirror above. A black heated towel rail, ceramic tiled floor with fully tiled walls and black recessed downlights set within the ceiling, along with an extractor fan and an opaque window facing the rear elevation.



## EXTERNALLY

Externally, the property is approached over a tarmac driveway past a small lawned and shrubbed garden to a detached double garage. Iron gated access leads to the side of the property which is predominantly paved, with a storage area to the rear of the garage. A timber gate off opens to the rear garden.



## GARAGE

Detached double garage with an up and over door, pitched roof, providing storage space, power and light.

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

## **SUBMIT AN OFFER**

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## **SERVICES TO PROPERTY**

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band: F £2662

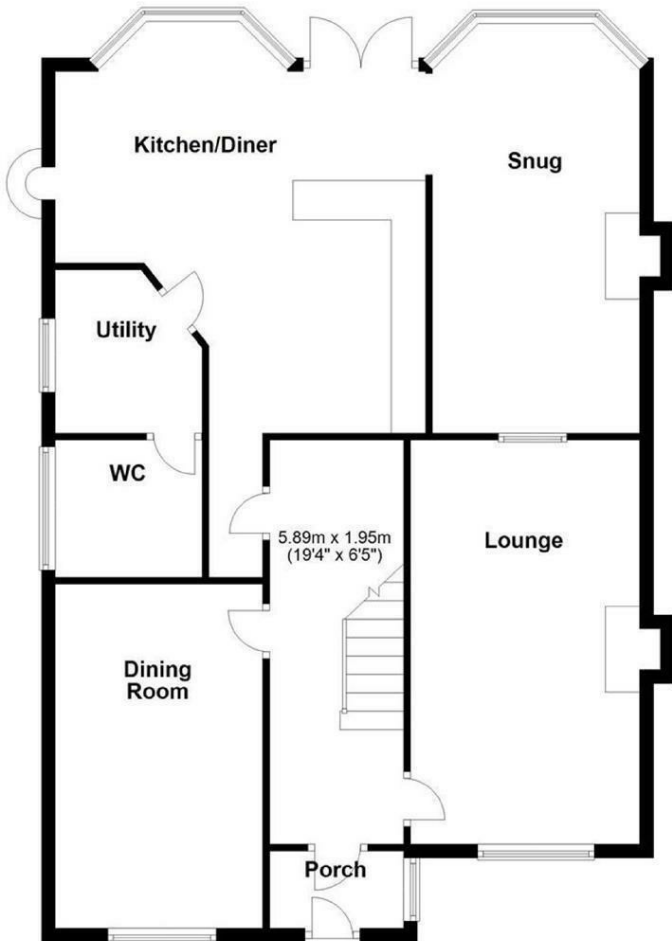
## **MORTGAGE SERVICES**

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

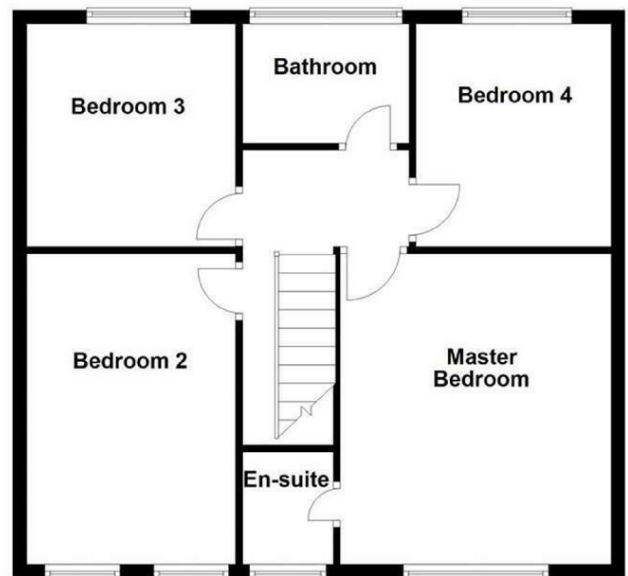
### Ground Floor

Approx. 102.6 sq. metres (1104.3 sq. feet)



### First Floor

Approx. 67.0 sq. metres (721.4 sq. feet)



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 most 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	