

32 Hawkstone Way

, Wrexham

LL13 9GP

Grow
SALES + LETTINGS

Offers in the Region Of £330,000

Fabulous Detached Property

3 Double bedrooms

En-suite to master bedroom

Sought after Location

Wonderful open plan fitted kitchen/diner

Beautiful garden to the rear

Early viewing advised

Energy Rating - Awaiting



NEW to the market is this delightful and immaculate three-bedroom Detached family residence positioned in a quiet cul de sac within the sought after Fairways residential development. The property has been fully renovated within recent years and is the perfect family home. Offering fantastic space throughout this wonderful family home offers flexible living accommodation and briefly comprising; entrance hallway, lounge, cloakroom, open plan kitchen/dining room with patio doors leading to the enclosed rear garden. On the first floor there are three double bedrooms, en-suite to Master Bedroom and a family bathroom. To the front of the property there is off-road parking and a garage whilst to the rear of the property there is an easy to maintain private garden perfect for outdoor entertaining. An internal inspection is absolutely essential to fully appreciate what is on offer for sale. Please contact Grow Sales & Lettings to arrange a viewing. Energy Rating – B



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ACCOMMODATION

Location

The Fairways is a popular residential development located approx. 1 mile from the city centre. This family home is ideally located for access to the A483 bypass allowing great transport links to Wrexham and Chester and within walking distance of the City Centre. In addition, there is a bus service to Wrexham and Chester, primary and secondary schools nearby together with nearby amenities, country walks and children's playground.

Entrance Hallway

With laminate flooring, alarm, radiator, mains wired smoke alarm and fitted carpet to stairway leading to the first floor.

Lounge 10' 11" x 17' 5" (3.32m x 5.30m)

This bright and spacious room enjoys a double-glazed window, fitted carpet, power points, radiator, TV Ariel and Telephone point. Additionally there is a gas fire with marble hearth and surround, ceiling spotlights and wall lights.

Kitchen/Diner 18' 1" x 18' 7" (5.51m x 5.66m)

A wonderful open plan kitchen/dining room with laminate flooring. Fitted with a modern kitchen with a range of wall, base units, worktops and island. Benefits include understairs storage, integrated dishwasher, fridge/freezer, range oven with extractor. Additionally there are power points, sink with drainer, mixer tap and splash back. The dining room area is the perfect room to relax and enjoy a meal or chill after a long day, with radiator x 2 and patio doors which lead to the garden.

Utility room 3' 10" x 5' 10" (1.17m x 1.78m)

With laminate flooring, integrated washing machine and dryer, Potterton combi boiler, alarm loft space, radiator, hive thermostat, extractor and external door leading to outdoor canopy area.

Cloakroom

With frosted double glazed window, radiator, laminate flooring hand wash basin and WC.

Landing

With fitted carpet, smoke alarm, power points, storage cupboard with radiator and loft access.

Master bedroom 11' 4" x 11' 3" (3.45m x 3.43m)

Front aspect double bedroom with double glazed window, fitted wardrobes, power points, TV Ariel, radiator and fitted carpet.

En-suite

Beautiful en suite, with fully tiled walls, tiled flooring, frosted uPVC double glazed window, low level wc, hand wash basin with underneath storage, shaver point, heated towel rail, extractor fan and a shower cubicle with rainfall shower head above.

Bedroom Two 9' 5" x 13' 7" min (2.87m x 4.14m)

Front aspect double bedroom with double glazed window, fitted wardrobes, power points and radiator.

Bedroom Three 6' 1" x 11' 2" (1.85m x 3.40m)

Rear aspect double bedroom currently being used as an office with double glazed window, fitted wardrobes/storage cupboards, power points and radiator.

Family Bathroom 5' 9" x 7' 2" max (1.75m x 2.18m)

Fitted with a white suite comprising of a low level w.c., wash hand basin with vanity cupboard, paneled bath with shower screen, mains shower, fully tiled walls, tiled flooring, frosted double glazed window, extractor fan and heated towel rail.

Exterior

To the front of the property there is off-road parking and a garage. To the side of the property is a paved pathway which leads to a gate which gives access to a beautiful enclosed rear garden. There is a wonderful patio area, perfect for outdoor entertaining, where the remainder of the garden is laid to lawn. Additionally there is power points, outdoor tap and raised pebbled area ideal for plants.

Garage 9' 3" x 17' 3" (2.82m x 5.25m)

Integral garage split into two, one half currently being used as a gym and the other workshop with remote control to access up and over door.



FLOORPLANS

