

BOWEN

PROPERTY SINCE 1862



Asking Price £650,000

4 Bedrooms 3 Bathrooms

Freshfields, Holt Road, Cross Lanes,
Wrexham LL13 0TY

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General Remarks

Standing within approximately 1.5 acres, including a one acre paddock, this substantial and beautifully presented four double bedroom detached residence is situated on the fringes of the highly sought after village of Cross Lanes and benefits from rural views to the front and rear elevations. Boasting two reception rooms and a large open plan kitchen/diner/family room, the property has been maintained to an extremely high standard and the sun room and "Worcester" boiler are recent additions which have improved the property even further. Internally the property briefly comprises an entrance hallway; dual aspect living room with a stunning marble fire surround; sun room overlooking the main gardens; dining room; kitchen/diner/family room; utility room; downstairs w.c.; landing; main bedroom with an en-suite bathroom; three further double bedrooms, one of which also has an en-suite, and a family bathroom. In summary, a cracking family home in a desirable semi-rural location. EPC Rating - Awaited.



Location: "Freshfields" is situated on the outskirts of Cross Lanes which is a popular hamlet set amidst rolling countryside just off the A525 approximately four miles south of Wrexham on the Whitchurch (7 miles) Road. It has a Convenience Store with more wide ranging amenities available in the neighbouring villages of Bangor on Dee and Marchwiel, each approximately two miles distant. The start of the Industrial Estate is about a mile away. The property lies in the catchment of the highly regarded Penley Secondary School which has its own Sixth Form and Sports Centre.

Accommodation

On The Ground Floor:

Entrance Hall: 14' 9" x 12' 9" (4.49m x 3.88m) maximum. Attractive staircase with Quarter and Three-Quarter Landings leading off. Radiator with cover. PVCu framed part double glazed entrance door with double glazed side reveals. Two wall-lights. Double power point. Understairs storage cupboard. Digital central heating control unit.

Lounge: 20' 0" x 14' 0" (6.09m x 4.26m) Dual aspect with windows to the front and side. Marble fireplace with living flame electric fire. Wood laminate floor. Corniced ceiling with two pendant points. Two radiators. Two wall-lights. Television and Sky aerial points. Five double power points. Part bevel glazed double doors to:

Sun Room: 14' 7" x 11' 3" (4.45m x 3.43m) PVCu double glazed windows. PVCu double glazed French doors. Tiled floor. Radiator.

Dining Room: 11' 10" x 11' 9" (3.60m x 3.58m) PVCu double glazed window. Corniced ceiling. Television aerial point. Three double power points. Radiator with cover.

Open Plan Kitchen/Dining/Living Room: 21' 10" x 17' 3" (6.65m x 5.25m) maximum. The Kitchen Area is fitted with light maple fronted units including a single drainer one-and-a-half-bowl stainless steel sink inset into a range of five-doored base units and one drawer pack with extended work surfaces, beneath which there is an integrated dishwasher. Two adjoining tall units, one being a pull-out larder and the other with a "Bosch" combination and separate conventional oven. Inset ceramic hob with a chimney-style extractor hood above set between a range of suspended wall cabinets, one being illuminated full height. Central island range of base, drawer units and wine-rack with extended breakfast bar. tiled floor. Two radiators. Dual aspect with windows to front and rear. Inset ceiling lighting. Two wall-lights. Eight double power points. Television and Sky aerial points. Three PVCu double glazed windows.

Rear Hall: 7' 7" x 4' 0" (2.31m x 1.22m) Part double glazed hardwood framed door. Ceramic tiled floor.

Cloakroom: 6' 10" x 3' 3" (2.08m x 0.99m) Fitted two piece white suite comprising a close coupled w.c. and vanity wash hand basin with cupboard storage beneath. Half tiled walls. Illuminated wall mirror. Ceramic tiled floor.

Utility Room: 7' 9" x 7' 3" (2.36m x 2.21m) Fitted matching timber fronted units to the kitchen comprising a single drainer stainless steel sink unit inset into a three-doored corner base unit with extended work surfaces, beneath which there is plumbing for a washing machine. Six-doored suspended wall cabinets. Ceramic tiled splash-back. Ceramic tiled floor. Radiator. Three double power points. Personal door to Garage.









On The First Floor:

Landing: Galleried stair-head. Two radiators. Three pendant light points. Low level corner cupboard. Airing cupboard. Two double power points. Window to Three-Quarter Landing.

Bedroom 1: 15' 7" x 12' 10" (4.75m x 3.91m) to the face of a range of five-doored wardrobes. Access to eaves Storage Area. Radiator. Four wall-lights. Inset ceiling lighting. Four double power points. PVCu double glazed window.

En-Suite Bathroom: 8' 10" x 5' 0" (2.69m x 1.52m) Fitted three piece white suite comprising a panelled bath, pedestal wash hand basin and close coupled w.c. Radiator. Electric shaver point. Extractor fan. Illuminated wall mirror. PVCu double glazed window

Bedroom 2: 17' 5" x 13' 10" (5.30m x 4.21m) maximum. Dual aspect with windows to front and side. Fitted four-doored wardrobes. Radiator. Three double power points.

En-Suite Shower Room: 9' 2" x 5' 8" (2.79m x 1.73m) Fitted three piece white suite comprising a vanity wash

hand basin, close coupled dual flush w.c. and shower tray with screen enclosure and "Triton" electric shower. Extractor fan. Illuminated wall mirror. Part tiled walls. Part tiled stepped floor. Radiator. Electric shaver point.

Bedroom 3: 11' 10" x 11' 3" (3.60m x 3.43m) including a fitted range of wardrobes. Television aerial point. Three double power points. PVCu double glazed window

Bedroom 4: 15' 1" x 11' 0" (4.59m x 3.35m) Radiator. Four double power points. PVCu double glazed window

Bathroom: 15' 0" x 9' 9" (4.57m x 2.97m) maximum. Fitted four piece white suite comprising a panelled bath with central monobloc mixer tap and hand shower, close coupled dual flush w.c., pedestal wash hand basin and 1200 mm shower tray with screen door and mains cascade shower fitting. Part tiled walls. Radiator. Chrome towel radiator. Extractor fan. PVCu double glazed window.

Outside: A splayed brick and wrought-iron gated access from the highway leads to a gravelled PARKING/TURNING AREA with space to one side of the property to park a horse-box, boat or camper van. Access to the INTEGRAL DOUBLE GARAGE 17'9" x 15'3" (5.41m x 4.64m) fitted with an electric up and over door, electric light and power points, telephone point and a "Worcester" oil-fired central heating combi boiler. In all the property extends to approximately 1.5 acres or thereabouts, approximately 0.5 of an acre of which is laid to informal gardens being predominantly lawned with stocked shrubbery borders and a choice of flagged and Indian Stone covered SEATING AREAS. 20' x 8'3" (6.09m x 2.51m) GREENHOUSE. Timber built SUMMERHOUSE/WORKSHOP 11'6" x 10'2" (3.50m x 3.09m) with electric light and power point. 8' x 6' (2.43m x 1.82m) GARDEN SHED. Outside tap and lighting system. Bunded oil storage tank.

Services: Mains water and electricity are connected subject to statutory regulations. Drainage is to a private licensed septic tank. The central heating is a conventional oil-fired radiator system effected by the "Worcester" combination boiler situated in the Garage.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "H".

Directions: For satellite navigation use the post code LL13 0TY. Leave Wrexham on the A525 Bangor on Dee / Whitchurch Road. Continue through the village of Marchwiel to a roundabout at which turn right. Proceed for about 400 yards to a set of traffic lights at which turn left towards Holt. Continue for about two hundred yards when the property will be seen on the left immediately after the 40 mph speed matrix sign.

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