

BOWEN

PROPERTY SINCE 1862



Asking Price £610,000

4 Bedrooms

2 Bathrooms

Land-0.67 Acres

The Hawthorns, Greaves Lane,
Threapwood, Malpas SY14 7AR

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General Remarks

A beautifully proportioned and very well-planned detached four bedroom and two bathroom property situated within the sought-after semi-rural community of Threapwood, Malpas. The property is set within established and well-tended level gardens which extend to approximately 0.39 acres. There is ample parking provision leading to a double garage. In addition, there is an adjoining grazing paddock of 0.28 acres, making 0.67 acres altogether. The whole comprises a rare addition to the market and viewing is recommended.

Accommodation

On The Ground Floor:

Recessed Porch:

Reception Hall: 21' 0" x 6' 6" (6.41m x 1.98m)

Approached through a timber double glazed front door having matching side windows. Door-chimes. Smoke alarm. Stairs off. Central heating thermostat. Oak block flooring laid in herringbone pattern. Double sliding doored cloaks cupboard containing hanging rail and fitted shelving.



Kitchen: 17' 0" x 9' 1" (5.17m x 2.77m) Extensively fitted with range of light oak panel-fronted units set beneath laminate polished granite-effect topped work surfaces comprising one-and-a-half-bowl stainless steel single drainer sink unit with cabinets including wine-rack together with integrated dishwasher, refrigerator and freezer. The base cabinets have a drawer pack. Inset "Stoves" four-ring electric halogen hob with concealed extractor hood above. "Bosch" double oven and grill. Range of matching suspended wall cabinets including two lead-lighted display cabinets. Two three-branch spot-light fittings. Double glazed window overlooking garden. Tiling to floor and tiling to work areas. Door to:

Utility Room: Fitted work surface having space beneath with plumbing for automatic washing machine (washing machine included). Additional freezer (included). Tiling to floor. Fitted sliding door storage cupboard. Double suspended wall cabinet. Double glazed door to Conservatory.

Breakfast Room: 11' 8" x 8' 11" (3.56m x 2.71m) Radiator. Tiling to floor. Ceiling spot-lights. Sliding double glazed patio door to:

Conservatory: 19' 7" x 7' 1" (5.96m x 2.17m) Constructed with brickwork elevations having double glazed uppers beneath a twin-wall polycarbonate roof. Sliding double glazed patio door to rear garden. Wall-light point.

Lounge: 17' 4" x 14' 6" (5.28m x 4.42m) Two radiators. Two double glazed windows. Coved finish to ceiling. Picture rail. Television aerial point. Telephone point. Sliding double glazed patio door to Conservatory. Deep coved finish to ceiling.

Bedroom 1: 13' 10" x 12' 0" (4.21m x 3.67m) Measured to the face of a full-length range of sliding door (two mirrored) fronted wardrobes containing hanging rails and fitted shelving. Fitted twin chests of drawers. Double glazed to bay window. Radiator. Oak block flooring. Coved finish to ceiling.

En-Suite Bathroom: 8' 3" x 5' 1" (2.51m x 1.56m) plus 1.66m x 0.86m. Fitted with a four piece white suite comprising close flush w.c., bidet, vanity wash basin and panelled bath having electric shower over. Tiling to floor. Dual toned tiling to walls. Double glazed window. Radiator.

Bedroom 2/Dining Room: 14' 6" x 14' 4" (4.43m x 4.37m) Oak block flooring. Radiator. Double glazing to bay window. Deep coved finish to ceiling. Telephone point.

Bathroom: 8' 5" x 5' 8" (2.57m x 1.73m) excluding recess for shower. Fitted with a four piece white suite having range of brass finished fittings comprising close flush w.c., pedestal wash hand basin, oval corner panelled bath and separate shower tray having thermostatic shower fitted above. Contrasting tiling to half-height with border tiles and full-tiling to shower area. Fitted shower screen. Fitted strip-light with shaver point. Tiling to floor. Ceiling spot-lights. Radiator.

On The First Floor:

Landing: 9' 9" x 6' 2" (2.98m x 1.89m) Eaves storage cupboards. Radiator.

Bedroom 3: 14' 1" x 14' 0" (4.30m x 4.27m) Double glazed window. Television aerial point. Laminate timber effect flooring. Radiator.

Bedroom 4: 15' 2" x 11' 6" (4.62m x 3.51m) Radiator. Double glazed window. Recessed wardrobe. Ceiling spot-lights.

Shower Room: 8' 2" x 6' 2" (2.48m x 1.89m) Fitted with a three piece suite comprising close flush w.c., vanity wash basin set into double sliding doored cupboard and separate shower tray having full tiling with electric shower fitted above. "Velux"-style roof-light. Radiator.









Outside: The property is screened from the highway by mature hedging leading to a stone patterned concrete driveway and parking area which affords access to the front door. There are brick walls leading to an inner gravelled driveway where there is further parking and turning. This leads to the Detached Garage: 5.47m x 4.98m having double up and over door together with light and power. There is a double glazed window and also a double glazed personal door to the side. The gardens to the property are established with mature trees and planting and feature a variety of shrubs, pentagonal Patio with gravelled insert and paved pathways to heated

Greenhouse constructed of safety glass and with electricity connected. There are various circular and semi-circular rockery beds and the property has a well-defined hedged boundary all around. The gardens to the property extend to approximately 0.39 acres. In addition, adjoining the property to the north, is an enclosed Grazing Paddock extending to a further 0.2 acres. The grazing paddock was purchased on a separate title to "The Hawthorns" to afford the dominant property additional privacy.

Services: Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is an oil-fired system to radiators.

Tenure: Freehold. Vacant Possession on Completion.

EPC: EPC Rating – 30|F.

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

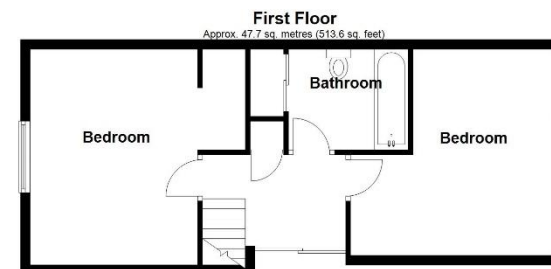
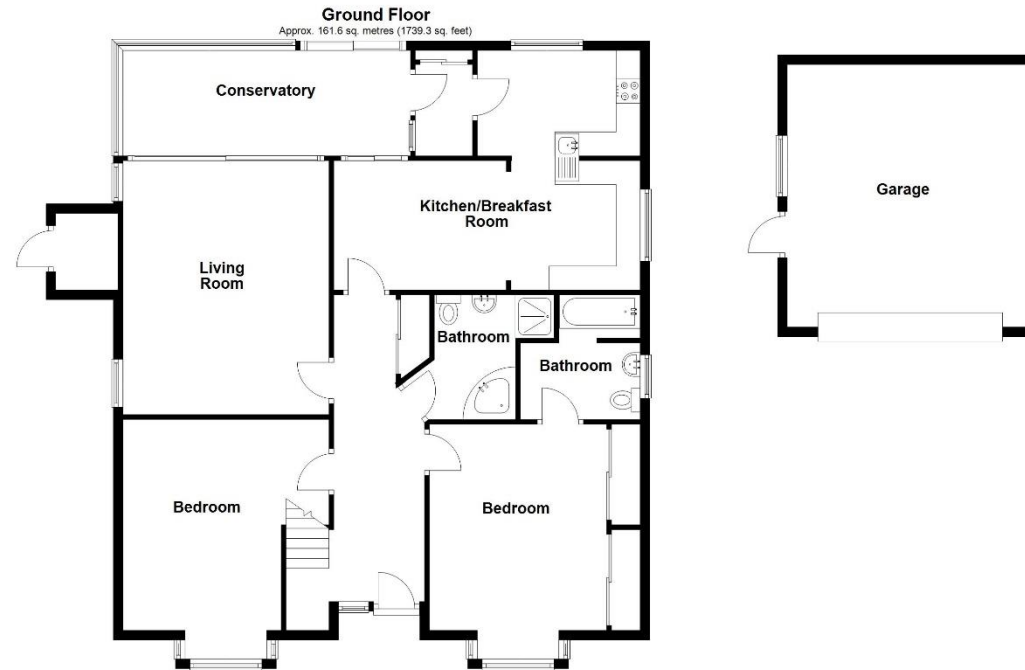
Directions: Leave Wrexham on the A525 Whitchurch Road continuing through the villages of Marchwiell and Cross Lanes, taking the left-hand turning for Bangor on Dee and entering the village over the old Dee Bridge. Continue straight ahead down Station Road and leave the village, eventually continuing through Worthenbury and on towards Threapwood. After passing a long brick wall on the right-hand side, take the next right-hand turning towards Tallarn Green. Continue through the dip and then bear left onto Greaves Lane. The property will eventually be approached on the right-hand side.

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Total area: approx. 209.3 sq. metres (2252.9 sq. feet)

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