

BOWEN

PROPERTY SINCE 1862



Offers in the region of £395,000

5 Bedrooms 4 Bathrooms

Oak Lodge, Holt Road, Cross Lanes,
Wrexham LL13 0TU

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General Remarks

An imposing detached double-fronted Victorian residence close to the heart of this popular hamlet offering spacious and well-planned accommodation extending to four reception rooms, including morning room and study together with large breakfast kitchen and utility/laundry room. There are five first-floor bedrooms, three of which have en-suite facilities. The property occupies a level rectangular plot which extends to approximately 0.31 acres. There is ample parking and turning and a double-sized garage/workshop.

Accommodation

Entrance Vestibule: 4' 10" x 3' 6" (1.47m x 1.06m)

Approached through a double glazed door having lead-lighted and stained glass peacock pattern. Tiling to dado height. Cornice finish to ceiling. Patterned quarry tiled floor with recessed mat-well. Inner part glazed door to:

Reception Hall and Inner Hall: 23' 5" x 4' 10" (7.13m x 1.48m) in total. Patterned quarry tiled flooring with border tiling. Dado rail. Radiator. Cornice finish to ceiling. Bisecting feature archway to Rear Hall having pitch-pine staircase off. Door-chimes.



Office/Study: 10' 11" x 7' 5" (3.34m x 2.27m) Double glazed window. Timber panelled finished walls. Full height and width storage cupboards to one wall. Radiator.

Living Room: 16' 9" x 13' 2" (5.10m x 4.01m) including bay. Fitted fire surround with marbled insert and hearth. Picture rail. Cornice finish to ceiling. Double glazed windows to front bay window. Double glazed French windows to side garden. Radiator. Dimmer control lighting. Ceiling rose.

Dining Room: 16' 9" x 13' 1" (5.10m x 4.00m) including bay window. Laminate oak-effect flooring. Double glazing to bay and to side elevation. Radiator. Three wall lights. Marbled fireplace and hearth with open fire. Large ceiling rose. Cornice finish to ceiling.

Morning Room: 13' 0" x 13' 0" (3.97m x 3.96m) Patterned quarry tiled flooring. Radiator. Large double glazed window. Coved finish to ceiling. Plate shelf. Open fireplace with slate hearth. Fitted shelving to recess.

Kitchen and Breakfast Room: 19' 7" x 12' 10" (5.97m x 3.90m) Extensively fitted with a range of cream toned panel-fronted units comprising a one-and-a-half-bowl stainless steel single drainer sink unit set into range of base storage cupboards having integrated refrigerator and space with plumbing for dishwasher set beneath laminate granite-effect topped work surfaces. Fitted dual fuel "Rangemaster" cooker with five-ring gas hob and warming plate together with double ovens and grill. Tall pantry unit with twin doors and sliding shelving. Extensive ranges of matching suspended wall cabinets including three glazed-fronted display cabinets. Free-standing island unit with twin storage cupboards and twin chest of drawers having laminate granite-effect topped work surfaces with recess to one side for breakfast bar. Radiator. Double glazed windows.

Utility Room/Laundry Room: 19' 7" x 14' 2" (5.97m x 4.33m) Double glazed windows and double glazed door to side garden. Space for chest freezer. Spaces with plumbing for automatic washing machine and tumble dryer. Double sliding door linen cupboard.

On The First Floor:

Half-Landing: Double glazed door to Kitchen roof area.

Landing: 17' 5" x 6' 5" (5.32m x 1.95m) Having feature archway. Loft access-point. Radiator. Cornice finish to ceiling.

Bedroom 1: 13' 11" x 13' 1" (4.23m x 3.99m) Radiator. Double glazed window. Cornice finish to ceiling.

En-Suite Shower Room: 9' 6" x 3' 0" (2.90m x 0.91m) Fitted with a three piece suite comprising close flush w.c., pedestal wash hand basin and over-sized shower tray having mains powered shower fitted above. Full tiling to walls including border tiling. Double glazed window. Radiator. Extractor fan. Strip-light with electric shaver socket.

Bedroom 2: 13' 9" x 11' 7" (4.18m x 3.54m) Double glazed windows to return elevations. Radiator. Cornice finish to ceiling.

En-Suite Shower Room: 9' 6" x 3' 0" (2.89m x 0.91m) Fitted with a three piece suite comprising close flush w.c., pedestal wash hand basin and over-sized shower tray having mains powered shower fitted above. Full tiling to walls. Glazed brickwork for natural lighting. Radiator. Extractor fan. Strip-light with electric shaver socket.

Bedroom 3: 13' 0" x 7' 8" (3.96m x 2.33m) Radiator. Double glazed window.









Inner Landing: Fitted boiler cupboard containing high pressure hot water vessel together with wall mounted "Worcester" gas-fired central heating boiler. Digital central heating control. Part glazing to Main Landing.

Bedroom 4: 13' 0" x 9' 7" (3.95m x 2.91m) Radiator. Double glazed window. Picture rail.

En-Suite Shower Room: 7' 10" x 4' 2" (2.39m x 1.27m) Fitted with a three piece suite comprising close flush w.c., pedestal wash hand basin and over-sized shower tray having mains powered shower fitted above. Full tiling to



walls. Double glazed window. Radiator. Extractor fan. Strip-light with electric shaver socket.

Family Bathroom: 7' 7" x 6' 1" (2.30m x 1.85m) Fitted with a three piece white suite comprising close flush w.c., pedestal wash hand basin and panelled shower bath having fitted shower screen and thermostatic shower above. Additional mixer shower over bath area. Full tiling to walls. Electric strip-light with shaver point. Radiator. Range of chrome finished fittings.

Bedroom 5: 12' 11" x 6' 5" (3.93m x 1.95m) Radiator. Double glazed window.

Outside: The property occupies a broadly rectangular-shaped plot which is approached via the highway through double gates to a concreted Parking/Turning Area. The parking/turning area continues to both front and side elevations.

To the front elevation there is a double-sized Garage/Workshop 5.90m x 5.15m fitted with double front opening doors together with electric light and power.

The gardens are to the side and front elevations. At the side there is facility for a vegetable patch and covered porch-way with pathway leading to the pedestrian door of the garage.

To the front elevation there are lawned areas of garden together with scattered mature trees. The front garden enjoys an open aspect onto open farmland.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" gas-fired boiler situated on the Inner Landing.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

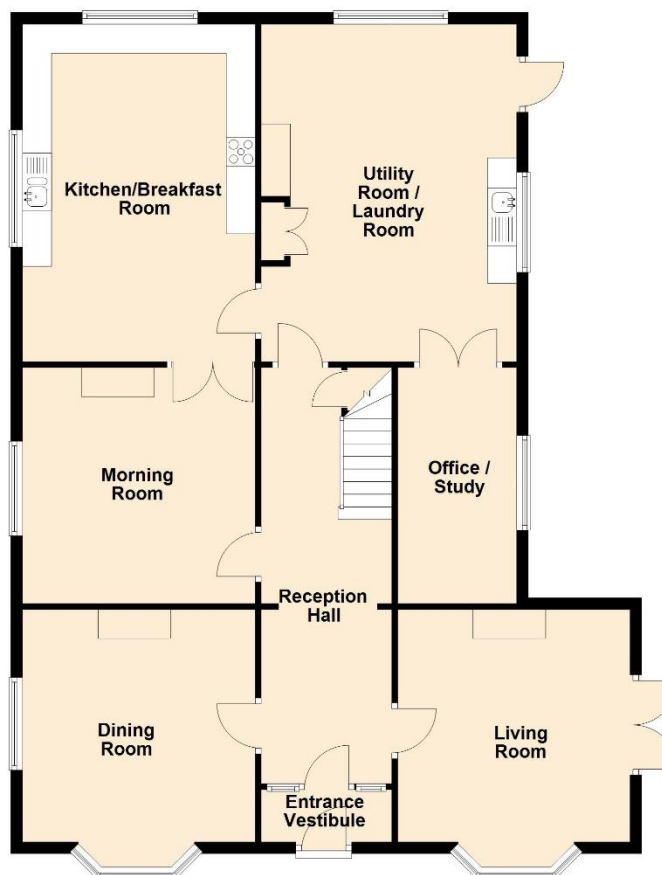
EPC: EPC Rating – 55|D.

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

Directions: Leave Wrexham City on the A525 Whitchurch Road continuing through Kingsmills passing through the village of Marchwiell and on towards Cross Lanes. At the new roundabout continue straight across and at the Cross Lanes traffic lights take the left-hand turning onto the Holt Road. The property will be observed on the right-hand side shortly after passing the Village Store on the left.

Ground Floor

Approx. 128.0 sq. metres (1377.9 sq. feet)



First Floor

Approx. 100.5 sq. metres (1082.0 sq. feet)



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