

CHANGING HOME



Bodwyn Crescent | Gresford | Wrexham | LL12 8NQ

£430,000

A beautifully presented FIVE bedroom detached family home in the sought after village of Gresford. The property has been extensively extended creating five double bedrooms and a further reception room making it ideal for a growing family. Hall, cloakroom, kitchen, two reception rooms, five double bedrooms, (bedroom 1 with en-suite) and bathroom. Attractive split level rear garden and driveway parking for several cars.

Property Description

LOCATION

The very popular village of Gresford lies between Chester and Wrexham and has simple access to the A483 and A55. The village has a church, primary school, cricket club, shops and public houses. The nearby villages of Marford and Rossett also boast further shops and restaurants

HALL

8' 6" x 15' 8" (2.60m x 4.79m) Accessed via a partly glazed timber front door, two built in storage cupboards, UPVC window to the side of the property, laminate flooring and radiator.

DOWNSTAIRS W/C

3' 3" x 7' 0" (1.00m x 2.15m) With W/C, wash hand basin, radiator and frosted UPVC window.

KITCHEN

21' 11" x 8' 3" (6.69m x 2.53m) & 8' 3" x 6' 3" (2.54m x 1.93m) With attractive timber floor and wall units. Granite work tops with Belfast sink, 8 gas ring large rangemaster cooker, stainless steel extractor hood, wine rack, integral dishwasher and washing machine. Radiator and heated towel rail. Breakfast bar, tiled flooring and UPVC door leading to side of the property.

RECEPTION ROOM ONE

13' 5" x 15' 1" (4.09m x 4.61m) With UPVC windows to front & rear of the property, spotlights, tiled flooring and two radiators.

RECEPTION ROOM TWO

11' 3" x 23' 1" (3.44m x 7.04m) With UPVC windows, attractive open half fireplace with timber mantle, laminate flooring, radiator and sliding UPVC doors.

LANDING

With loft access and UPVC window.

BEDROOM ONE

11' 3" x 10' 8" (3.44m x 3.27m) With fitted wardrobes, radiator and UPVC window.



EN-SUITE

7' 10" x 3' 1" (2.40m x 0.94m) With tiled shower cubicle, wash hand basin, W/C and tiled flooring.

BEDROOM TWO

13' 5" x 10' 8" (4.09m x 3.27m) With UPVC window and radiator.

BEDROOM THREE

11' 3" x 8' 6" (3.43m x 2.61m) With UPVC window and radiator.

BEDROOM FOUR

11' 3" x 8' 8" (3.44m x 2.65m) With laminate flooring, UPVC window and radiator.

BEDROOM FIVE

10' 6" x 8' 8" (3.21m x 2.65m) Currently used as a study with laminate flooring, radiator and UPVC window.

BATHROOM

8' 0" x 8' 3" (2.46m x 2.54m) With W/C, wash hand basin, free standing bath with shower hose, a separate walk in shower, partly tiled walls, heated towel rail, tiled flooring and UPVC frosted window.

OUTSIDE

To the front is a paved parking area. Access at the side of the property brings you to a split level rear garden with patio, lawn and decked area.





Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

40 Lower Bridge Street
Chester
Cheshire
CH1 1RS

www.changing-home.co.uk
jeremy@changing-home.co.uk
01244 345664

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