

# Town & Country

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Hawarden Road,

Offers Over £425,000



This is a four-bedroom detached family home situated at the heart of a lively and popular village. It features a double frontage and sits on a decently sized plot. The house is mostly UPVC double glazed and equipped with gas central heating. The ground floor comprises an entrance hall with a cloakroom/WC and a shower room, a living room, a dining room, a sitting room, a kitchen, a breakfast room, and a utility room. Moving to the first floor, there are four spacious bedrooms and a bathroom with a three-piece suite.

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## Location

Located in the peaceful village of Hope, Wrexham, The Grove is a delightful place to call home, offering a lovely blend of rural living and modern comforts. Situated amidst the beautiful North Wales countryside, residents here enjoy a tranquil atmosphere and have access to various outdoor activities, making it an ideal location for families and professionals alike. Chester, a historic city, is conveniently located in close proximity to The Grove, providing easy access to a wide range of amenities and attractions, including shopping centres, restaurants, cafes, and entertainment options. In addition to Chester, the village of Hope itself offers local amenities, such as small shops, cafes, and pubs, ensuring the convenience of daily essentials. The area is well-served by excellent schools, both in Hope and surround areas, ensuring a quality education for families with children. The village's good transport links make it easy for residents to commute to neighbouring towns and cities, with the added benefit of being close to Wrexham and Chester with a wider range of amenities and employment opportunities.

## Vestibule

The property's entrance features a double glazed front door that leads into a vestibule with tiled flooring. From there, an internal glazed door opens to the reception hall.



## Reception Hall

The reception hall includes stairs leading up to the first floor, along with access to the living room, dining room, sitting room, kitchen, cloakroom, and a WC/shower room. There is also a radiator in the hall.

## Cloakroom, WC/Shower Room

14'2" x 4'5"

The WC/shower room features a quarry-tiled floor, partially tiled walls, and is equipped with a double shower enclosure with an electric shower. Additionally, it includes a low-level WC, a pedestal washbasin, and a radiator.



## Living Room

16'4" x 12'1"

The room has a window at the front, which brings in natural light. There are two radiators for warmth, and the room's

centrepiece is a lovely gas fireplace with a living flame. It sits on a tiled hearth and is surrounded by an elegant Adam style design. The setup creates a cosy and inviting ambiance, making it a perfect place to relax and unwind.



## Dining Room

16'4"×12'1"

The room features a window at the front, allowing natural light to brighten the space. There is also a radiator to provide warmth and comfort. The room's focal point is a ceramic-tiled fireplace, adding a touch of charm and relaxation to the overall ambiance.



## Sitting Room

11'6"×18'1"

A dual aspect room with windows on both the side and rear elevations, allowing natural light to enter from different

directions, creating a bright and airy atmosphere. To ensure comfort, there is a radiator in the room. The main feature of the space is a living flame gas fire, which is beautifully set within a feature fireplace. This setup adds both warmth and a charming focal point to the room, making it a welcoming and cosy place to spend time in.



## Kitchen

12'1"×8'8"

The kitchen is well-equipped with a variety of wall, base, and drawer units, all adorned with stylish stainless steel handles. The ample worksurface provides plenty of space and features a resin 1 1/2 bowl sink unit with a mixer tap and tiled splashbacks for easy cleaning. There's enough room to accommodate a cooker, and an extractor hood is placed above it. Additionally, there's plumbing available for a dishwasher, adding convenience to kitchen tasks. The flooring is made of ceramic tiles, which are durable and easy to maintain. A radiator ensures comfort in the kitchen, and a semi opaque window on the side elevation allows natural light while maintaining privacy. This kitchen offers both functionality and aesthetic appeal, making it a delightful space for cooking and gathering.

## Breakfast Room

8'6" × 6'6"

The breakfast room features a durable and charming quarry tile floor. A radiator provides warmth and comfort in the room. Natural light streams in through a window on the rear elevation, offering a pleasant view. Additionally, a UPVC double-glazed door opens to the rear garden, creating a seamless connection between the indoor and outdoor spaces.

This breakfast room is a delightful and inviting space, perfect for starting the day with a meal while enjoying the beauty of the rear garden.

### Utility Room

5'10" x 7'4"

The room is equipped with wall units, a worksurface, a Belfast sink, and provisions for a washing machine and dryer, along with a wall-mounted gas Vaillant boiler, quarry tiled flooring, and a window to the rear elevation.

### First Floor Landing

Featuring a continuation of the banister and balustrades from the reception hall. It has a window facing the front, with doors leading to all four bedrooms and the bathroom.



### Bedroom One

11'6" x 13'3"

The room features a window to the front elevation, allowing natural light to illuminate the space, and there is a radiator to ensure a comfortable temperature.



### Bathroom

5'9" x 5'8"

The room is fitted with a coloured suite, including a panelled bath with an electric shower and protective screen above, a pedestal washbasin, and a low-level WC. The walls are partially tiled, and there is a radiator and an opaque window to the rear.



### Bedroom Two

12'1" x 11'6"

Window to the front elevation and a radiator.



### Bedroom Three

12'1" x 9'8"

The room is illuminated by a timber-framed double glazed sealed unit window at the rear, which allows natural light to flood the space. Additionally, there is a radiator positioned beneath an in-bow window on the side, ensuring a cosy ambiance.



### Front Garden

The front garden is accessible through two iron gates, leading to generous off-road parking on both sides of the property. The garden features well-maintained lawns and shrubs. There is a gated access point that leads to the rear garden, while on the opposite side stands a single garage.



### Bedroom Four

11'8" x 8'8"

The room is equipped with a radiator and a timber-framed double glazed sealed unit window on the rear wall, providing views of the outside.



### Rear Garden

The rear garden boasts a spacious paved patio area, providing ample space for outdoor seating and entertainment. The majority of the garden is covered with a well-maintained lawn, stretching out towards the back. Along the borders, there is an array of mature plants, shrubs, and trees, enhancing the overall ambiance. External lights are installed to illuminate the garden at night, and a water supply is available for convenience.

### Garage

The property includes a single garage featuring an open-over door, providing easy access for vehicles. Inside, there is power and lighting available, making it suitable for various purposes. Additionally, there is an access door leading to the rear of the garage, where double timber doors open to reveal a work shop or storage area. This additional space provides extra room for various projects or storing items.

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## Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	