

Town & Country

Estate & Letting Agents

Silver Birch Drive, Wrexham

£459,950



Situated in an enviable elevated position within a quiet Cul-de-sac in the perennially, popular and family, friendly village of Marford. This light, spacious and versatile detached family home is maintained and appointed to a high standard throughout.

Benefiting from gas central heating and UPVC double glazing along with solar panels positioned on the roof to the rear of the property. In brief the internal accommodation comprises an entrance porch, spacious and inviting reception hall, a generous sized living room, a dining room with bifold doors opening to a conservatory, a contemporary fitted kitchen with a variety of integrated Bosch appliances and a rear hallway with doors off which open to the side elevation of the property, to a single garage and utility room, the first floor landing offers access to the family bathroom and all four bedrooms, the principle of which enjoys en suite facilities. Externally, to the front of the property is a golden gravelled garden with ample, off-road parking in front and to the side of a single integrated garage with gated side accesses, leading to a beautifully tended tiered garden with paved, pathways and patio areas, a further elevated patio area with a lovely boarder, a variety of well stocked beds and borders, along with a lawn garden positioned on the higher level with a vegetable garden, potting shed and a summer house.

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Externally Front

With ample off-road parking to the front and side of the single garage and on the golden gravel garden area. The hedge border to the front and side of the property provide privacy.

Porch

8'6" x 4'2"

The porch is entered through a UPVC double glazed opaque front door with matching side panel, which opens to quarry tile flooring, and a glazed oak internal door to the reception hall.



Hall

18'11" x 6'0"

A spacious and inviting entrance hall with a radiator, stairs off with glass balustrade, rising to the first floor accommodation, oak doors with glazed inserts opening to the living room, dining room, and kitchen and further oak doors opening to the cloakroom WC and the stairs storage cupboard.

Cloakroom WC

6'1" x 3'5"

Installed with a white dual flush low level WC along with a wash hand basin with a tile splashback and vanity unit below. An opaque UPVC double glazed window faces the porch with a radiator below.



Kitchen

12'6" x 9'8"

The kitchen is fitted with attractive gloss grey wall, base and drawer units with ample work surface space housing a stainless steel one and a half bowl sink unit. Integrated appliances include a stainless-steel oven, stainless steel combination microwave and oven and induction hob (with stainless steel extractor hood above) fridge, freezer, and dishwasher (Bosch appliances). Window faces the rear elevation; recessed downlights set within the ceiling; a radiator opposite the window and a glazed oak door opens to the rear hallway.



Rear Hallway

9'3" x 3'7"

With a UPVC double glazed back door opening to the side

elevation of the property, an oak door opening to the garage, and an oak fire door with a glazed insert opening to the utility room.



Utility Room

10' x 5'1

Fitted with gloss grey units, matching those in the kitchen, space and plumbing for a dishwasher and washing machine, with work surface above housing a single drainer resin sink unit with mixer tap. Ceiling downlights, and an opaque window faces the rear elevation.



Dining Room

13'1 x 11'10

With oak flooring, a radiator, a window facing the rear elevation, and bifold doors which open to the conservatory.



Conservatory

Constructed of a low brick wall with a ceramic tiled floor. A UPVC double glazed frame with French doors opening to the rear gardens patio area and having a wall mounted electric heater.



Living Room

14' x 19'10

A light and spacious dual aspect room with a window facing the front elevation, a second window, facing the side elevation, both with radiators below and featuring an inset log affect, living flame gas fire with stone surround and hearth.



First Floor Landing

19'9 x 9'9

With a continuation of the oak, banister and glass balustrades from the reception hall and having a window to the front elevation with a radiator below. Access to the loft (partially boarded, with lighting, power and a pull down loft ladder.) Oak doors opening to all four bedrooms, the airing cupboard and the family bathroom



En-Suite Shower Room

A modern, three piece shower room installed with a walk in oversized shower enclosure with thermostatic shower, a flush low level WC, pedestal wash hand basin, chrome heated towel rail, extractor fan, fully tiled walls, and an opaque window, facing the rear elevation.



Principal Bedroom

12'3 x 13'6

With a window facing the side elevation and radiator below, a walk in wardrobe with hanging on two levels and shelving, fitted double mirror wardrobe with sliding doors and an internal door opening to the en suite.



Bedroom Two

11'10 x 12'8

Having a built in shelf cupboard, a window to the front elevation and with a radiator below .



Bedroom Three

14'6 x 8'8

Window to the front elevation with radiator below.



Bathroom

Installed with a contemporary suite, comprising a panel bath with thermostatic shower and curved protective screen above, a dual flush low level WC, pedestal wash hand basin, a heated towel rail, recessed downlights within the ceiling, and opaque window to the rear elevation. Fitted with floor to ceiling linen cupboards with gloss fronted doors.



Bedroom Four

14'1 x 8'8

Window to the rear elevation with radiator below.





Rear garden

The most beautifully tended tiered rear garden scattered with a host of established plants, trees and shrubs with vegetable patches, a potting shed and a summer house. An elevated patio area paved with water feature alongside. The lower level is predominantly paved with a patio area and paved walkways whilst the higher level is predominantly laid to lawn. The rear garden can be accessed from either side via timber gates. There is outside lighting, electrically points and water supply.



Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

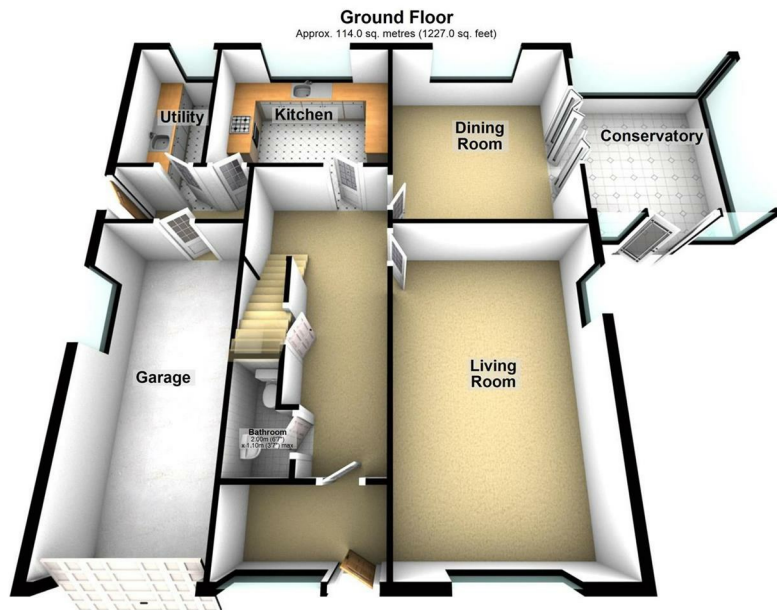
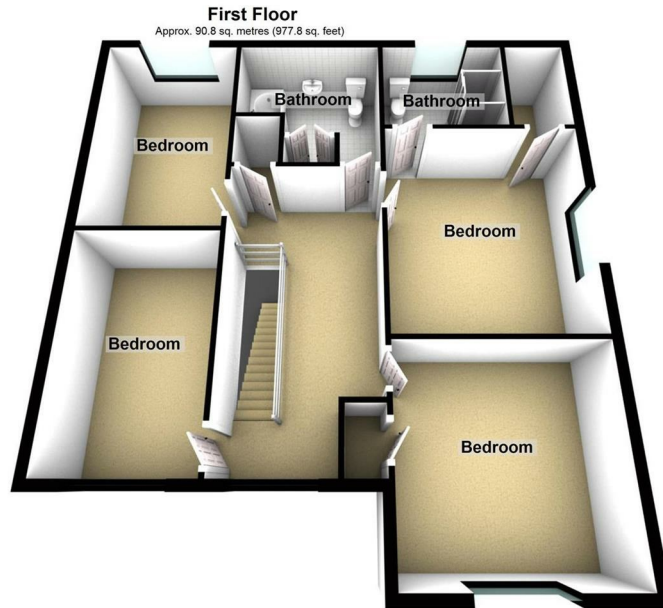
To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

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Total area: approx. 204.8 sq. metres (2204.8 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	