

# Town & Country

Estate & Letting Agents

Hunters Meadow, Wrexham

Offers In Excess Of £325,000



A modernised and improved, extended four bedroom detached family home, located within a cul de sac, offering adaptable family living accommodation, having the benefit of a modern downstairs cloaks & shower room, contemporary kitchen diner, three reception rooms, off road parking and beautiful landscaped gardens.

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# Hunters Meadow, Wrexham

## DESCRIPTION

Located on a mature residential development this beautifully presented family home has been extended to offer spacious family living accommodation. Entering via the hallway leading off to the lounge, dining room, kitchen and study, the stairs off provide access to the first-floor accommodation.

A key feature of this property is the high gloss white contemporary kitchen, a fabulous room for entertaining, the spacious lounge features a marble fireplace and hearth, and the dining room has patio doors overlooking the beautiful landscaped rear garden. The property has the benefit of a downstairs study and a modern w.c. with a shower room. The first-floor landing leads to all four bedrooms and the contemporary family bathroom. Externally there is a paved driveway to the front with off road parking space for two vehicles, the enclosed attractive landscaped rear garden has a decorative flagged patio area, lawn, external storage sheds and a pathway along the gable end leading to the front of the property.



## LOCATION

The property is situated at the end of this quiet cul de sac with hardly any passing traffic. Located within Cross Lanes a semi-rural village situated approximately four miles to the centre of Wrexham, benefitting from stunning countryside, as well as convenient access to road links via the A525 to the Wrexham Industrial Estate and beyond. Cross Lanes has a wide variety of shops, village pubs and other local amenities available within the popular village of Bangor on Dee nearby.

## DIRECTIONS

From Wrexham town centre proceed out of town along the A525 Whitchurch Road, passing through the village of Marchwiel and on into Cross Lanes taking a left turn at the traffic lights. Proceed past the village shop and take the 2nd left turn into the development and Hunters Meadow is the first left. The property will be located at the end of the Cul De Sac.

## HALLWAY

A UPVC, part glazed front door with glazed side panels having privacy glass. The welcoming hallway is L shaped and has four internal doors leading to the lounge/dining room, kitchen, study & downstairs WC & shower. Along the hallway on the right-hand side is the stairwell leading to the first-floor accommodation. Under stairs storage cupboard with louvre doors, radiator, and thermostat.



## KITCHEN/DINER

This L-shaped room was created by extending the original kitchen into the garage. The result is a spacious L shaped room ideal for family dining and entertaining. The kitchen has a comprehensive range of base and wall cabinets in cream with wall tiles and a worktop extending to form a breakfast bar. Having an inset sink with a swan neck mixer tap above. A UPVC double glazed window with Roman blind. There is an integrated dishwasher, plumbing for a washing machine and space for a standalone American style fridge freezer. The striking Belling Rangemaster oven has five gas burners, colour coded splash back and angled extractor hood. In the extended part of the room there is a front and rear facing UPVC double glazed windows and a side facing UPVC framed external door providing access to the rear garden. Tiled floor, spotlight fittings, smoke detector and access to a loft space.



## KITCHEN AREA



## DINING AREA



## LOUNGE

13'7 x 12'1

A spacious main reception room having a front facing UPVC double glazed large window, feature marble fireplace and hearth with inset gas fire. Radiator, hard wired smoke alarm, open, squared arch leads to dining area.



## DINING ROOM

8'2 x 12'1

A formal dining room, having a rear facing set of uPVC double glazed patio doors, with glazed panels either side, overlooking the rear garden and a radiator.



## STUDY

8'2 x 12'1

Utilised as a home office, having a rear facing UPVC double glazed window, radiator, internet point and ceiling rose.



## DOWNSTAIRS WC & SHOWERROOM

This room offers flexibility having a front facing, UPVC double glazed window with privacy glass and roller blind. Low level wc with push button flush integrated into a vanity unit with a wash basin fitted on top and storage cupboards below. Running the full width of the room is a floor level, step in, shower unit having a full height glazed shower screen and chrome finished thermostatic shower fittings. Fully tiled walls and floor, chrome radiator, encased lighting and extractor fan.

## STAIRWELL & LANDING

A carpeted, turning stairwell with a hand banister, adjacent to the staircase is a front facing UPVC double glazed window, offering natural light onto the stairwell & landing. The landing has five internal doors that run off (4 bedrooms & bathroom). Radiator, attic hatch and hard-wired smoke detector.



## BEDROOM ONE

12'4 x 12'6

The main bedroom is beautifully appointed, fitted with a comprehensive range of wardrobes including, bedside cabinets along with store and display shelves with decorative down lights, a matching set of chest of drawers which support a table top and vanity mirror.



## BEDROOM TWO

12'4 x 7'1

Front facing UPVC double glazed window, radiator, TV connection and ceiling rose.



## BEDROOM THREE

12'4 x 7'1

This double bedroom has a rear facing UPVC double glazed window, radiator, TV connection and ceiling rose.



## BEDROOM FOUR

8'11 x 6'1

This is a traditionally sized single bedroom currently utilised as a dressing room. It has a rear facing UPVC double glazed window, radiator and ceiling rose.



## FAMILY BATHROOM

This larger than the average bathroom is slightly L-shaped due to the built-in airing cupboard housing a wall mounted, gas combi boiler. The three-piece suite comprises of a low level wc with push button flush, pedestal wash basin and mixer tap with a vanity mirror and glazed storage shelf above. A panelled bath with centrally located mixer tap fittings, chrome finished thermostatic shower above the bath, a glazed shower screen at the side with partly frosted glass. To the side of the bath is a rear facing UPVC double glazed window with privacy glass. The bathroom is has fully tiled walls and floor, chrome radiator and recessed ceiling lights.



## EXTERNALLY

A paved driveway leads to the front of the property with off road parking space for two vehicles lawned and shrubbed areas. The rear of the property has an enclosed landscaped garden with a decorative flag stone patio area extending to beyond the width of the property on both sides. There is a pathway, along the gable end, leading via a full height timber gate to the front of the property. There are raised planting areas and steps from the patio that offers a path to a decorative, circular, entertaining area and an area laid lawn. There are external storage sheds at the side of the property and in the left-hand corner of the enclosed rear garden



## REAR GARDEN

### SERVICES TO PROPERTY

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

Tenure : Freehold

Council Tax Banding: F £2909

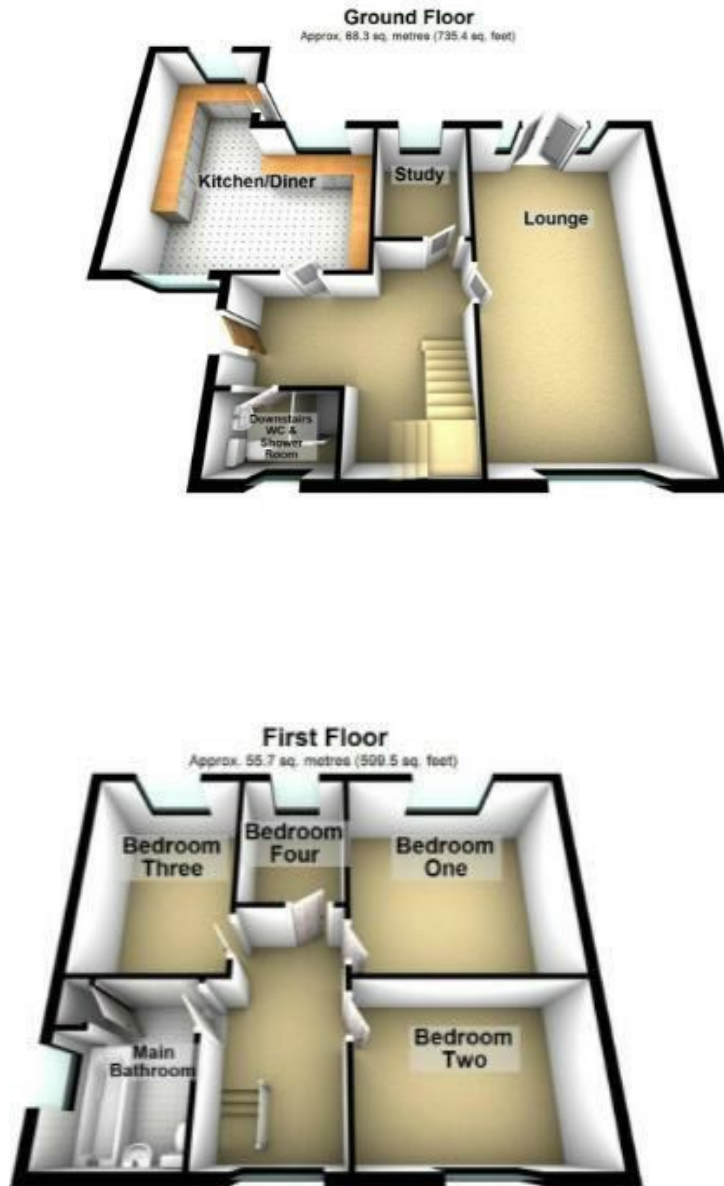
### ARRANGE A VIEWING

Please contact a member of the team and they will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978 291345.

### SUBMIT AN OFFER

If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	