

# Town & Country

Estate & Letting Agents

Hayfield Drive, Gresford, Wrexham

£335,000



Located in the family-friendly village of Gresford, this four-bedroom detached home offers easy access to Wrexham and Chester. The property includes a living room, dining room, conservatory, kitchen, utility room, and four bedrooms. Externally, there are two off-road parking spaces and well-maintained gardens.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## DESCRIPTION

Situated on a corner plot within the highly desirable and family-friendly village of Gresford, this four-bedroom detached home offers easy access to both Wrexham and Chester, local motorway networks, as well as a host of day-to-day amenities. The property benefits from gas central heating and UPVC double glazing. The internal accommodation comprises an entrance hall, living room, dining room, conservatory, kitchen, utility room, and a first-floor landing that offers access to four bedrooms and a shower room. Externally, the property boasts twin off-road parking spaces, as well as lawn and shrub gardens to the front and side. The enclosed garden is primarily golden gravel with brick block pavers and decked patio areas.



## LOCATION

Gresford is a charming and picturesque village located in the county of Wrexham, North Wales and boasts a rich history, with the beautiful 15th century All Saints Church at its centre. The village is surrounded by beautiful countryside and has a strong sense of community and a variety of local amenities, including a post office/convenience store, a primary school and a variety of local pubs to mention just a few. Gresford offers a great location for those looking for a peaceful lifestyle, while still being within easy reach of the cities of Wrexham and Chester. The village is easily accessible by road with good links to the A483 and M56, making it perfect for those who need to commute for work. Gresford is also well-served by public transport, with regular bus services running to the surrounding areas. In brief, Gresford is an ideal location for those looking for a peaceful village lifestyle, with all the necessary amenities, and easy access to the major cities and towns.

## DIRECTIONS

From the Wrexham branch: Head north-east on King Street towards Lord Street, turn right onto Duke Street, turn right onto Regent Street, Regent Street turns left and becomes Bradley Road/A5152, turn right onto Central Road/A541, turn left onto Regent Street/A541, continue to follow A541, at Plas Coch Roundabout, take the 2nd exit onto Mold Road/A541, at the roundabout, take the 4th exit onto the A483 slip road to Chester/A534/Wrexham/Wreccsam/Ystad Ddiwydiannol, merge onto A483, take the slip road to Nantwich/A534/Gresford/B5445, at Gresford Interchange, take the 4th exit onto Chester Road/B5445, turn right onto Hillock Lane, turn left onto Hayfield Drive. The destination will be on the right.



## ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door, opening to an entrance hall with a radiator and an opaque window facing the front elevation. Stairs rise to the first-floor accommodation with a storage cupboard below, and doors open to the living room, kitchen, and cloakroom WC.

## CLOAKROOM WC

3'7" x 4'0"

The cloakroom WC is installed with a low-level WC, a wash hand basin with a cupboard below, partially tiled walls, and an opaque window.



## LIVING ROOM

14'7" x 12'5"

The living room features timber laminate flooring, a window facing the front elevation with a radiator below, a TV stand, and a slate hearth. Glazed double doors open to the dining room.



## DINING ROOM

12'4" x 10'3"

The dining room features timber laminate flooring continuing from the living room, a radiator, and glazed double doors opening to the conservatory.



## CONSERVATORY

13'5" x 12'5"

The conservatory is constructed with a lower wall and features ceramic tile flooring and a tower radiator. It has a UPVC double-glazed frame and French doors that open to the garden's decked patio area.



## KITCHEN

11'9" x 8'8"

The kitchen is installed with white shaker-style gloss fronted wall, base, and drawer units, complemented by stainless steel handles and solid wood work surfaces, which houses a resin one-and-a-half bowl sink unit with a mixer tap and tiled splashback. Windows face the rear and side elevations, and an open throughway leads to the utility room. There is also a serving hatch to the dining room.

## UTILITY ROOM

7'2" x 5'5"

The utility room is fitted with white base units and work surfaces, providing space and plumbing for a washing machine. It has quarry tile flooring, a UPVC double-glazed window to the side elevation, and a double-glazed back door.

## FIRST FLOOR LANDING

The first-floor landing features an opaque window to the side elevation, access to the loft, and a built-in cupboard housing the gas Ideal boiler. Doors open to all four bedrooms and the shower room.



## BEDROOM ONE

13'10" x 10'2"

The first bedroom features timber flooring, a range of fitted wardrobes and cabinets, and a window to the front elevation with a radiator below.



## BEDROOM FOUR

10'6" x 8'9" max

An L-shaped bedroom with built-in shelves, a store cupboard, and a desk. It features timber laminate flooring and a window facing the front elevation with a radiator below.



## BEDROOM TWO

11'10" x 10'2"

The second bedroom also features timber laminate flooring and a window to the rear elevation with a radiator below.



## BEDROOM THREE

8'10" x 6'9"

The third bedroom benefits from a window to the rear elevation, with a radiator below.



## SHOWER ROOM

6'0" x 5'8"

The shower room, which was previously a bathroom, has had the bath removed to accommodate an oversized shower enclosure with a dual-head thermostatic shower and protective screen, a dual-flush low-level WC, and a wash hand basin. It also features a chrome heated towel rail, fully tiled walls, and ceramic tile flooring. Additionally, there is an extractor fan, recessed downlights within the ceiling, and an opaque window facing the side elevation.



## EXTERNALLY

The property is situated on a corner plot with twin concrete off-road parking spaces to the side. A pathway leads from both the parking spaces and the pavement towards the front door, splitting a well-presented lawn and shrub garden. There is a boundary hedge, an outside light, and an aluminium storage shed. The enclosed part of the garden is predominantly low maintenance, featuring golden gravel, a decked patio area, as well as paved and brick block patio areas. There is an external light and water supply. This area is enclosed by a combination of fence panels and hedging.



## ARRANGE A VIEWING

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

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

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

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: F £2909

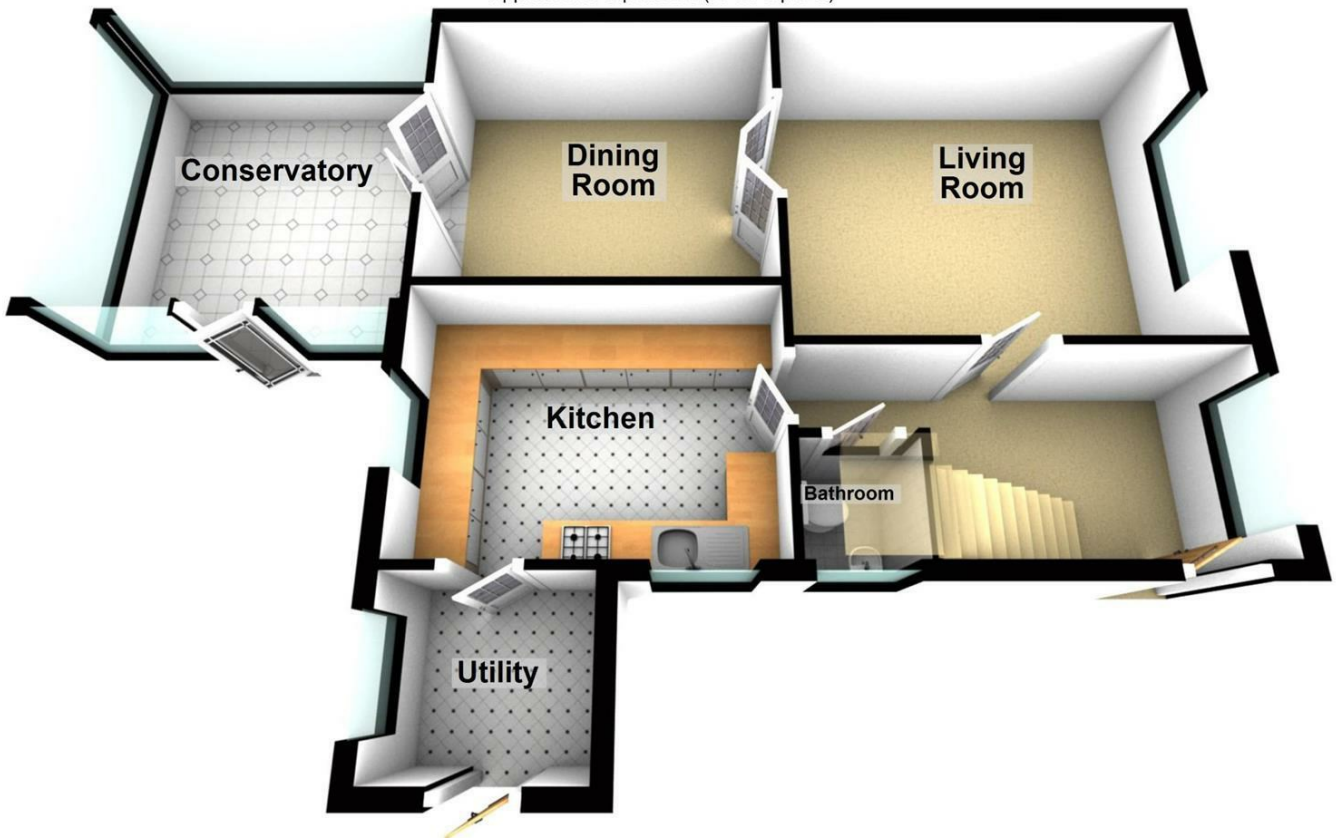
## MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## Ground Floor

Approx. 67.9 sq. metres (731.0 sq. feet)



Total area: approx. 119.4 sq. metres (1285.6 sq. feet)

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 must 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
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(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	