

# Town & Country

Estate & Letting Agents

The Beeches, Hope, Wrexham

Offers Over £475,000



\*\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* This well presented detached five bedroom family home situated within a quiet cul-de-sac alongside Wats Dyke in the highly desirable village of Hope enjoys the benefit of gas central heating along with UPVC double glazing and should be viewed to be appreciated. In brief the property comprises of ground floor internal accommodation featuring 18mm thick birch wood flooring, an entrance hall with cloakroom WC, a living room, a kitchen/family/dining room, a rear hallway/utility with large pantry, doors opening to a double garage and sitting room, a first floor landing, a family bathroom and five bedrooms with the principal bedroom boasting an ensuite bathroom and the second bedroom an ensuite shower room;- To the front of the property is ample off-road parking in addition to driveway in front of the garage, side access to an enclosed rear garden and both deck and patio areas.

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## EXTERNALLY FRONT

The property is set back from the main road by an area of open ground which will be preserved as it contains Wat's Dyke marking the 8th century Saxon / Welsh frontier, and situated in the head of a cul-de-sac. With off-road parking in front of a double garage, a lawn and shrub garden with gated side access to the rear of the property. Above the front door is a canopy with lights either side.

## ENTRANCE HALL

The property is entered through a UPVC leaded double glazed front door that opens to birch flooring, a radiator, stairs rising to the first floor accommodation, a built in cloak cupboard, a door that opens to the cloakroom and an opaque glazed door that opens to the living room and the kitchen/dining room.



## CLOAKROOM W/C

5'3 x 3'10

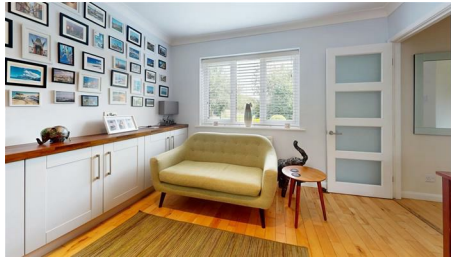
The cloakroom W/C comprises of birch flooring and is installed with a dual flush low level WC, a radiator, a double sliding door storage and two opaque windows facing the front elevation.



## LIVING ROOM

11'8 x 19'11

A double aspect room with a window facing the side elevation, a patio door opening to the rear garden, birch flooring, two radiators and featuring a living flame gas fire set with a matching marble hearth and Adam style surround.



## KITCHEN/ FAMILY/ DINING ROOM

19'9 x 14'8

The kitchen is fitted with a range of shaker style wall, base and drawer units that are complimented with stainless steel handles. Other features of the kitchen include an integrated dishwasher, two radiators, a range of fitted cabinets, windows that face the front and rear elevations, recessed downlights within the ceiling and a glazed door that opens to the rear hallway.

## REAR HALLWAY/UTILITY

9'8 x 4'5

This room comprises of space and plumbing for a washing machine and dryer, a wall mounted Worcester gas boiler, doors that open to the pantry (5'6" x 2'6" with a power and light supply), the sitting room and a UPVC opaque double glazed door that opens to the rear garden.



## SITTING ROOM

11'9 x 9'11

The sitting room features a radiator, recessed downlights set within the ceiling and French doors opening to the rear garden.

## FIRST FLOOR LANDING

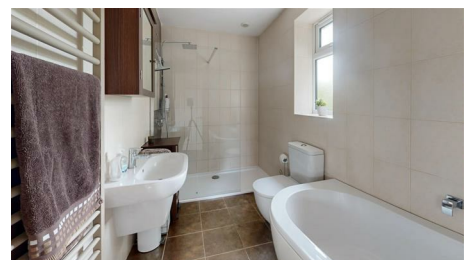
The first floor landing features a radiator, a built in cupboard with a radiator, access to the loft with a retractable ladder and doors that open to the family bathroom and all five bedrooms with the principle bedroom and bedroom two containing ensuite facilities.



## PRINCIPLE BEDROOM

16'2 x 13'7

The principle bedroom features windows to the front and side elevation, a radiator, and doors to the ensuite and walk in wardrobe and a pulldown ladder accessing the loft space.



## ENSUITE BATHROOM

10'8 x 5'4

The ensuite bathroom is installed with a contemporary white suite comprising of a panel bath, a low level W/C, an oversized shower enclosure with a dual head thermostatic shower, a ceramically tiled floor, fully tiled walls, a heated towel rail, an opaque window that faces the rear elevation and recessed downlights within the ceiling.



## BEDROOM TWO

9'7 x 8'11 ( to front of fitted wardrobes)

This bedroom features a radiator, a window facing the rear elevation and floor to ceiling fitted wardrobes.



## ENSUITE SHOWER ROOM

8'9 x 4'4

The ensuite is fitted with a contemporary white suite and features a shower enclosure with a thermostatic shower, a dual flush low level W/C, a chrome heated towel rail, and two opaque windows that face the rear elevation.



## FAMILY BATHROOM

8'9 x 5'9

The bathroom is installed with a white four piece suite comprising of a standalone bath, a corner shower enclosure with a thermostatic shower, a low level W/C, a chrome heated towel rail, partially tiled walls and an opaque window that faces the side elevation.



## BEDROOM THREE

11'8 x 7'4

This room features two windows that face the front elevation and a radiator.



## REAR GARDEN

The rear garden features gated access on both sides, leading to an enclosed rear garden which is predominantly laid to lawn with a scattering of plants, trees and shrubs. There is also a paved patio area, pathways leading to the front of the property, a raised deck patio area and an outside water supply.



## BEDROOM FOUR

9'10 x 11'3

This room features a window that faces the front elevation, a radiator and a door to a walk in wardrobe.



## BEDROOM FIVE

8'7 x 6'7

This room features a window that faces the rear elevation and a radiator.

office on 01978 291345.

Gary Jones 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.

Approval No. H110624

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

## 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.

## GARAGE

16'6 x 15'10

The garage features a power and light supply and has access via an electric four piece up and over door.

## Services

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

## Viewings

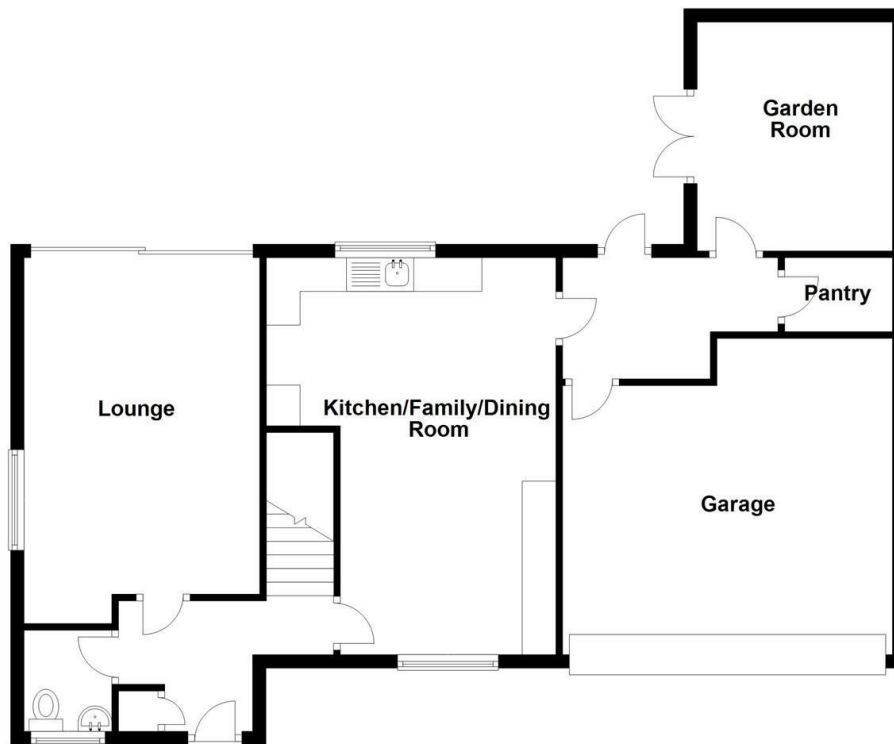
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

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

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones 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 Wrexham



**Ground Floor**

Approx. 90.1 sq. metres (970.1 sq. feet)

Total area: approx. 171.0 sq. metres (1840.8 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 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			
(81-91) B			
(69-80) C		74	85
(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 