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Summerhill Road, Wrexham

£475,000

Situated within the established residential area of Summerhill, this substantial four-bedroom family home offers exceptionally generous and versatile accommodation arranged over two floors.

The ground floor provides an impressive 22ft lounge, separate front living room/snug, dedicated dining room, modern fitted kitchen, spacious utility room and downstairs WC. Upstairs are four well-proportioned double bedrooms, including a generous principal bedroom with en-suite facilities, together with a contemporary family bathroom. Externally, one of the property's standout features is its mature and established rear garden, offering a variety of patio, lawned and seating areas surrounded by mature planting. A double garage and useful side access further complement this spacious family home.

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DESCRIPTION

A spacious four-bedroom family home in Summerhill offering superbly proportioned accommodation, including a 22ft lounge, separate snug, dining room, modern kitchen, utility room, four double bedrooms, en-suite and family bathroom. Externally, the property boasts a mature multi-tiered rear garden, double garage, making it an excellent home for growing families.

LOCATION

Chestnut Court is situated off Summerhill Road within the established residential area of Summerhill, on the outskirts of Wrexham. The area is conveniently positioned for amenities in nearby Gwersyllt and provides good access towards Wrexham city centre, Chester and the wider North Wales and North West road networks. Summerhill also benefits from nearby green spaces and walking routes, while bus stops are located close to Chestnut Court on Summerhill Road.

LOUNGE

22.50' x 13.01'

An exceptionally spacious main reception room featuring a large UPVC double-glazed bay window overlooking the front elevation and an attractive fireplace with limestone surround, creating an impressive focal point.

The lounge is accessed via double internal wooden doors and further benefits from UPVC double-glazed patio doors to the rear, with glazed side panels allowing an abundance of natural light into the room.

Additional features include two radiators, recessed ceiling spotlights and a light blue fitted carpet, creating a bright and comfortable living space ideal for family life and entertaining.

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LIVING ROOM/SNUG

10.79' x 14.30'

A charming and versatile reception room featuring a large UPVC double-glazed bay window overlooking the front elevation, allowing plenty of natural light into the room.

The room is finished with a light cream fitted carpet and benefits from a radiator positioned beneath the window.

KITCHEN

16.97' x 9.99'

A well-appointed kitchen featuring an extensive range of modern, high-gloss cream wall and base units complemented by light oak-effect work surfaces.

Integrated appliances include a dishwasher, fridge, oven and hob, while a large UPVC double-glazed window overlooks the rear elevation and provides plenty of natural light.

The kitchen is finished with neutral marble-effect tiled flooring, complementary wall tiling, recessed ceiling spotlights and a radiator. Access is provided directly from the hallway, with a further doorway leading into the utility room.

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DINING ROOM

11.07' x 9.54'

A spacious and inviting dining room featuring a wraparound UPVC double-glazed window overlooking the rear elevation, with a radiator positioned beneath.

The room can be accessed directly from the kitchen or via double internal wooden doors from the entrance hallway, providing excellent flexibility for both everyday family life and entertaining. The room is finished with a light cream fitted carpet.

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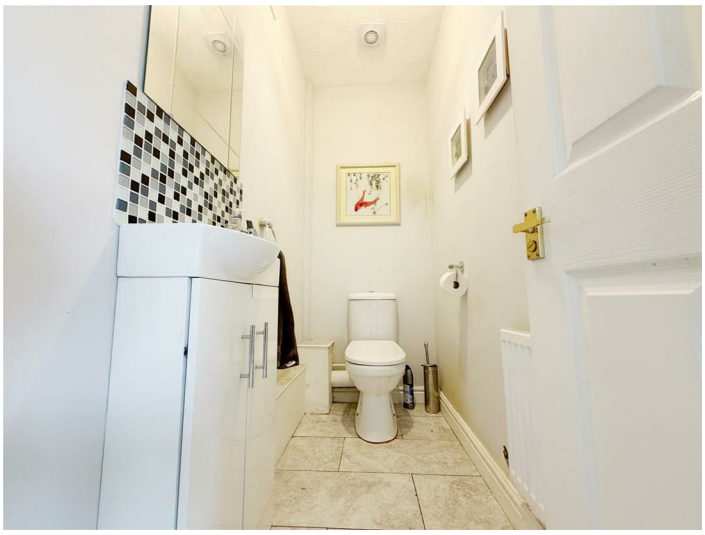


DOWNSTAIRS W/C

7.05' x 3.02'

The ground-floor cloakroom is fitted with a wall-mounted wash hand basin with tiled splashback, WC and radiator.

UTILITY ROOM

11.65' x 6.48'

A particularly useful and spacious utility room continuing the neutral tiled flooring and coordinating cabinetry from the kitchen.

The room features a fitted sink with tiled splashback, Worcester combination boiler, plumbing and space for a washing machine, space for a fridge freezer, additional overhead storage cupboards and a radiator.

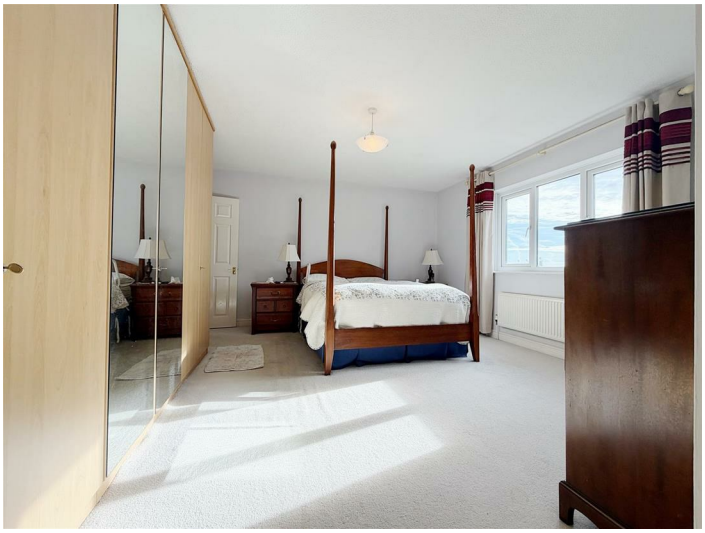
A small UPVC double-glazed window overlooks the side elevation, while a UPVC double-glazed rear door with an opaque glazed panel provides direct access to the rear garden.

FIRST FLOOR LANDING

10.78' x 11.63'

A spacious and attractive first-floor landing centred around an impressive wraparound staircase and featuring an arched window overlooking the front elevation.

The landing provides access to all four bedrooms and the family bathroom and further benefits from a useful storage cupboard with fitted shelving and a radiator.



BEDROOM ONE

17.15' x 13.88'

A particularly generous double bedroom benefiting from built-in wardrobes and a large UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath. The bedroom also benefits from direct access to a private en-suite shower room.

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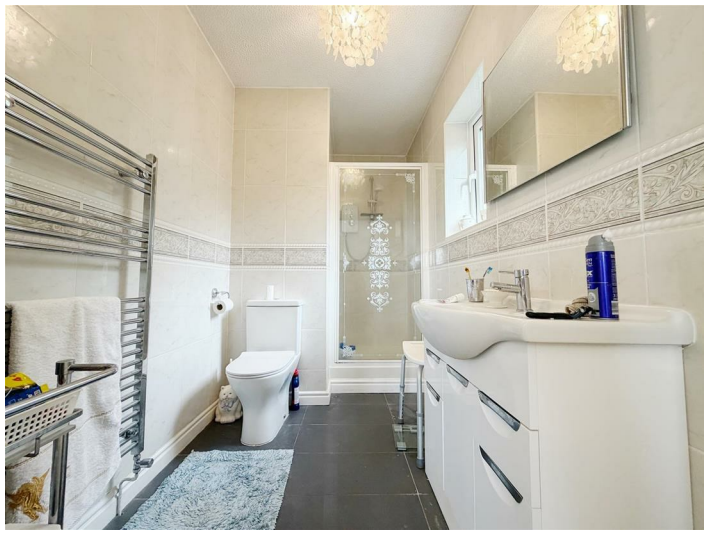

EN SUITE

6.53' x 5.32'

The en-suite is fitted with a contemporary suite comprising a wall-mounted wash hand basin with vanity storage beneath, WC and a walk-in shower enclosure with electric shower.

A UPVC double-glazed opaque window faces the side elevation, while the room is finished with grey tiled flooring and attractive neutral marble-effect wall tiling. A heated towel radiator completes the room.

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BEDROOM TWO

11.34' x 11.10'

A spacious double bedroom featuring a large UPVC double-glazed window overlooking the rear elevation, with a radiator positioned beneath. The room also benefits from built-in wardrobe space with mirrored sliding doors.

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BEDROOM THREE

13.07' x 10.12'

Another generous double bedroom featuring a large UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath.

The room further benefits from an excellent range of fitted storage, including built-in wardrobes, cupboards and a useful integrated desk area.

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BEDROOM FOUR

13.08' x 9.14'

A further well-proportioned double bedroom benefiting from built-in wardrobe and cupboard space. A large UPVC double-glazed window overlooks the rear elevation, with a radiator positioned beneath.

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FAMILY BATHROOM

10.98' x 6.38'

The generously sized family bathroom is fitted with a modern suite comprising a walk-in shower enclosure, separate bath, wall-mounted wash hand basin with vanity storage beneath, WC and heated towel radiator.

The room is finished with striking black tiled flooring and complementary neutral beige tiling around the bath, shower and wash basin areas.

REAR GARDEN

The property enjoys a substantial and beautifully established rear garden offering an excellent variety of outdoor spaces.

A paved patio and stone seating area provide space for outdoor furniture, with steps leading to the next tier of the garden. Mature shrubs and planting feature throughout, alongside an attractive lawn and a number of secluded seating areas and tucked-away corners.

A stone pathway continues further through the garden towards an additional set of steps and the upper section. The garden has clearly been well established over many years and offers an abundance of character, greenery and usable outdoor space.

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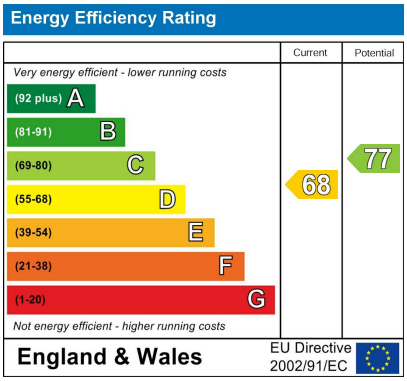

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