

# BOWEN

PROPERTY SINCE 1862



Offers Over £500,000

🏠 4 Bedrooms    🚿 2 Bathrooms

1 Orchard Gardens, Wrexham LL11 2RS

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### General Remarks

Standing within a generous plot at the entrance to this highly sought after development, this substantial four double bedroom detached house measures 1883 square foot internally and is beautifully presented throughout and benefits from numerous high quality fixtures and fittings, together with a conservatory overlooking a mature garden. This house was designed by the well regarded local Architect, Brian Lloyd, and some of his regular features are present including the exposed brick staircase wall and dual aspect rooms which flood the property with light. Internally, the living accommodation briefly comprises a well-proportioned hallway, downstairs w.c., living room with an inset wood-burner, sitting room, an open plan kitchen/diner/family room that is over 30 foot long, utility room, conservatory, spacious landing, the main bedroom with an en-suite shower room, three further double bedrooms and a family bathroom complete with a four piece white suite. In summary, a cracking family home and an early viewing could not come more highly recommended.



## Accommodation

### On The Ground Floor:

**Entrance Hallway:** 14' 3" x 9' 5" (4.35m x 2.88m) Wooden door and side panels to the front elevation. Radiator. Understairs storage cupboard. Additional storage cupboard.

**Cloakroom:** PVCu double-glazed window to side elevation. White two-piece suite comprising low-level w.c., wash hand basin with localised wall tiling. Radiator.

**Living Room:** 16' 3" x 12' 6" (4.96m x 3.82m) PVCu double-glazed bay window to front elevation. PVCu double-glazed window to side elevation. Radiator. Fire recess with inset wood-burner and hearth.

**Sitting Room/Study/Playroom:** 14' 5" x 9' 8" (4.40m x 2.95m) PVCu double-glazed bay window to front elevation. PVCu double-glazed window to side elevation. Radiator.

**Kitchen/Diner/Family Room:** 31' 0" x 9' 11" (9.45m x 3.02m) PVCu double-glazed French doors to front elevation. PVCu double-glazed bi-fold doors to back elevation. Fitted with a range of cream wall and base units with wooden work-tops. Stainless steel sink unit with draining-board and mixer tap. Integral gas hob. Cooker hood. Integral electric oven and separate grill. Integral dishwasher. Space for fridge/freezer. Localised wall tiling. Tiled flooring. Modern radiator. Down-lighters.

**Utility Room:** 8' 7" x 5' 10" (2.61m x 1.79m) Double-glazed composite door to side elevation. PVCu double-glazed window to side elevation. Wall and base units with complementary work-top surfaces. Stainless steel sink unit with draining-board and mixer tap. Plumbing for washing machine. Localised wall tiling. Tiled flooring. "Worcester" combination gas central heating boiler.

**Conservatory:** 11' 10" x 10' 11" (3.61m x 3.32m) Wooden framed double-glazed windows. PVCu double-glazed French doors to rear elevation. Tiled flooring. Radiator.

### On The First Floor:

**Landing:** 16' 2" x 12' 11" (4.94m x 3.94m) PVCu double-glazed window to front elevation. Radiator. Loft hatch. Airing cupboard. Radiator.

**Bedroom 1:** 14' 1" x 11' 6" (4.29m x 3.51m) PVCu double-glazed window to front elevation. Radiator.

**En-Suite:** 9' 5" x 5' 5" (2.87m x 1.66m) PVCu double-glazed window to side elevation. White three-piece suite comprising shower cubicle, pedestal wash hand basin and low-level w.c. Heated towel rail. Localised wall tiling. Down-lighters.

**Bedroom 2:** 14' 6" x 12' 7" (4.41m x 3.83m) PVCu double-glazed windows to front and side elevations. Radiator. Built-in wardrobes.

**Bedroom 3:** 13' 1" x 9' 3" (3.98m x 2.83m) PVCu double-glazed window to rear elevation. Radiator.

**Bedroom 4:** 9' 7" x 9' 3" (2.93m x 2.83m) PVCu double-glazed window to rear elevation. Radiator. Built-in wardrobes.

**Bathroom:** 9' 8" x 7' 9" (2.94m x 2.37m) Two PVCu double-glazed windows to side elevation. Four piece white bathroom suite comprising a panelled bath, shower cubicle, pedestal wash hand basin and low-level w.c. Radiator. Localised wall tiling.

**Outside:** There are lawned gardens to the front of the property with a sizeable block paved driveway offering ample Off-Road Parking leading to the Detached Double-Garage (5.88m x 5.19m) which benefits from an Attached W.C.

The side garden is predominantly gravelled for ease of maintenance whilst the lawned rear garden combines a paved Entertaining Space with a good range of mature plants, shrubs and trees.









**Directions:** Leave Wrexham City Centre on Chester Road and take a left-hand turn into Kenyon Avenue. Turn left onto Watts Dyke Way and an immediate further left onto Stirling Avenue. "Orchard Gardens" can be found on the left and the property is the first to be seen.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall-mounted "Worcester" gas-fired combination boiler situated in the Utility Room.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewings:** By prior appointment with the Agents.

**EPC:** EPC Rating – 78|C.

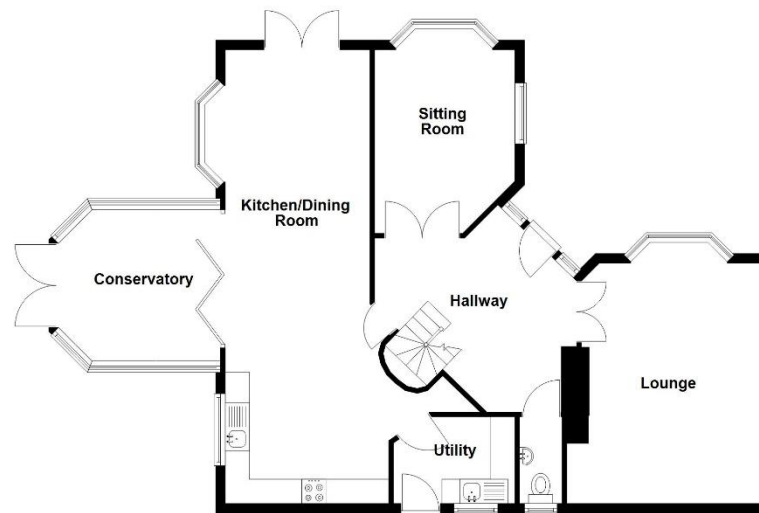
**Council Tax Band:** The property is valued in Band "G".

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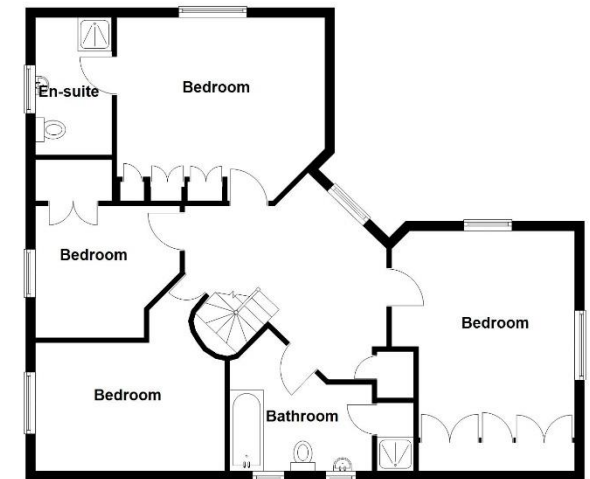
## Ground Floor

Approx. 93.4 sq. metres (1005.5 sq. feet)



## First Floor

Approx. 82.3 sq. metres (885.5 sq. feet)



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1 King Street Wrexham LL11 1HF

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)



