Wingetts

More than just estate agents

46 Westminster Drive, Wrexham, LL12 7AU

£370,000

A truly wonderful and beautifully presented detached three-bedroom home, offering spacious and versatile accommodation throughout. Located on the fringe of the city centre within close proximity to plenty of amenities including shops, public transport, restaurants, cafes and schools. The accommodation briefly comprises an entrance porch and hallway, a spacious lounge with bay window, separate sitting room with patio doors opening onto the rear garden, plus a kitchen/diner with integrated appliances. The property also offers three generous double bedrooms and a first-floor family bathroom. Outside, the attractive south-facing garden is mainly laid to lawn, with patio area, established flower beds, vegetable and fruit patch, and mature fruit trees. The property offers character and charm, with some lovely original features including stained glass, parquet flooring and quarry tiles. Offered for sale with no onward chain. An early viewing is highly recommended . Energy Rating – Awaited

LOCATION
Westminster Drive has long been established as a much sought after residential location enjoying the benefits of the city centre and all its amenities and shopping facilities as well as both primary and secondary schools and a frequent bus service into Wrexham and Chester being only a short distance away. A Doctors surgery is within easy reach and there are excellent road links that provide for daily commuting to the major commercial and industrial centres of the region.

DIRECTIONS
From Wrexham city centre proceed north towards Chester along Chester Road passing for a short distance through the traffic lights and then turn right into Westminster Drive and the property will be observed on the right.

ON THE GROUND FLOOR
Double glazed doors open to:

ENCLOSED PORCH
With part glazed door to:

HALLWAY
With staircase to first floor landing, radiator , mains wired smoke alarm, quarry tiles, understairs storage section and panelled doors off.

CLOAKS/W.C 5'1 x 2'9 (1.55m x 0.84m)
Appointed with a low flush w.c, wash basin with tiled splashback, tiled flooring and window to side.

LOUNGE 14'10 x 13'10 (into bay) (4.52m x 4.22m (into bay))
The welcoming lounge is a particularly lovely room, featuring a beautiful stained glass bay window that fills the space with natural light, parquet flooring, radiator, charming log burner with marble surround and slate hearth creating a warm and cosy focal point, and plenty of space for comfortable family living and entertaining.

SITTING ROOM 14'4 x 12'0 (4.37m x 3.66m)
Enjoying a lovely aspect overlooking the rear garden through patio doors, parquet flooring, open fireplace and radiator.

KITCHEN/DINING ROOM 10'4 (max) x 20'7 (3.15m (max) x 6.27m)
The kitchen/diner provides a further inviting living space, with its own log burner and integrated fridge, washing machine and dishwasher. Fitted with a range of base cupboards housing Worcester gas combination boiler, work surface areas incorporating a stainless steel twin drainer sink unit, gas hob, electric oven with extractor hood above, double glazed window x 2, radiator, tiled flooring and part glazed door to:

REAR PORCH 8'10 x 4'2 (2.69m x 1.27m)
Access to garden, double glazed over a single brick plinth.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
Stained glass window with secondary glazing, fitted carpet and ceiling hatch with pull down ladder to roof space which is boarded and insulated.

BEDROOM ONE 10'0 x 12'11 (3.05m x 3.94m)
Front aspect double bedroom with stained glass double glazed bay window with radiator below, fitted wardrobes, fitted carpet.

BEDROOM TWO 14'5 x 12'0 (4.39m x 3.66m)
Rear aspect double bedroom with double glazed window overlooking the rear garden, radiator, fitted carpet and fitted wardrobes.

BEDROOM THREE 9'10 x 9'9 (3.00m x 2.97m)
Rear aspect double bedroom with double glazed window overlooking the rear garden, radiator, fitted carpet and storage cupboard.

BATHROOM 7'11 x 6'9 (2.41m x 2.06m)
Appointed with a white suite of corner shower enclosure with mains thermostatic shower, low flush w.c, bath with mixer tap, pedestal wash basin with cupboard above, chrome heated towel rail, part tiled walls, tiled flooring, frosted stained glass double glazed bay window, extractor fan and inset ceiling spotlights.

OUTSIDE
Approached through double gates to driveway providing parking with lawned garden to side.

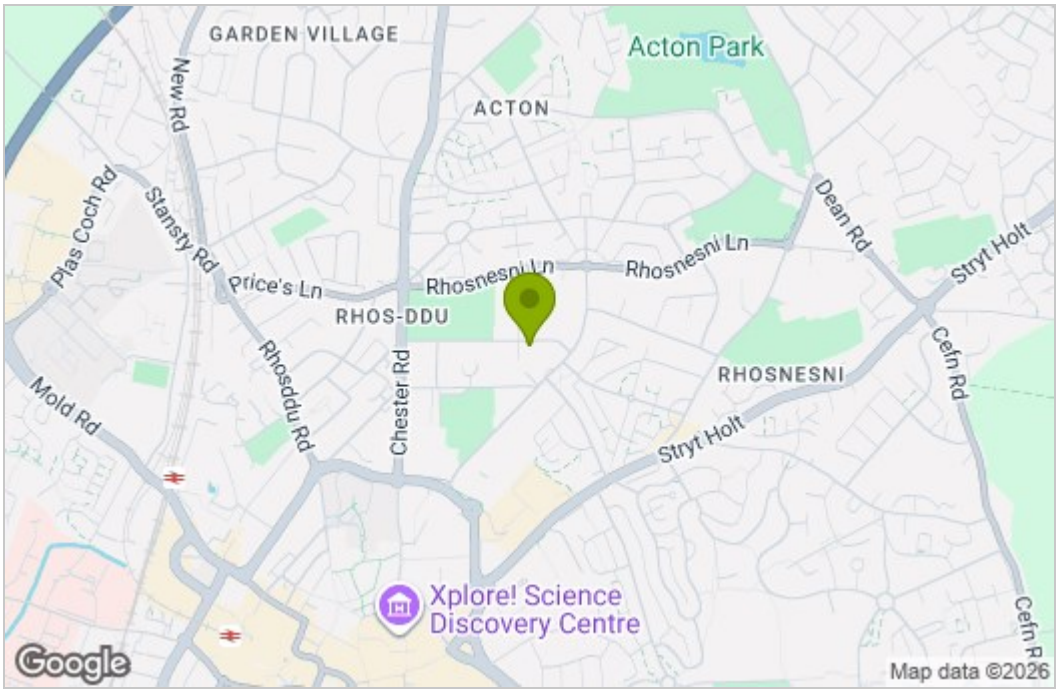
GARDENS
Outside, the property enjoys a particularly attractive south-facing garden, predominantly laid to lawn with a paved patio area, established flower beds and a productive vegetable and fruit patch. The garden also benefits from established fruit trees, creating a lovely private and peaceful outdoor space, perfect for relaxing, entertaining and enjoying the sunshine.

DOUBLE GARAGE 19'6 x 14'3 (5.94m x 4.34m)
With electric up and over door, lighting and power sockets.

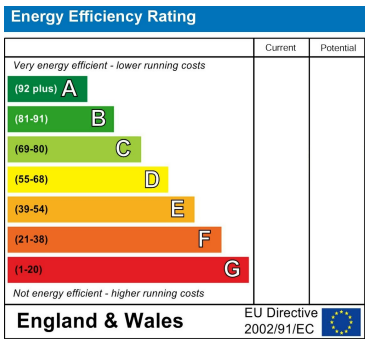
PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 3 but p em, f rral f fee d

Floor Plan

Area Map



Energy Efficiency Graph



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