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Wrexham | | LL12 8ND

£365,000

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Situated within a quiet cul-de-sac in the highly sought-after village of Gresford, this beautifully renovated four-bedroom detached family home offers spacious and versatile accommodation throughout. The property has undergone thoughtful improvements, including a garage conversion which has created an impressive open-plan living space incorporating a contemporary fitted kitchen with integrated appliances, dining area, comfortable lounge space and a dedicated study area — ideal for modern family living and home working. In addition, the ground floor benefits from an entrance hallway, downstairs WC and a conservatory overlooking the rear garden, providing excellent flexibility of use. To the first floor, the landing leads to four generously sized bedrooms, all featuring fitted wardrobes. The principal bedroom enjoys the added benefit of a modern en-suite shower room, whilst a well-appointed family bathroom serves the remaining bedrooms. Externally, the property offers a driveway to the front providing ample off-road parking alongside a decorative stone frontage for ease of maintenance. Gated side access leads to a pleasantly landscaped rear garden, ideal for outdoor entertaining and family enjoyment. Cavendish Close is a quiet cul-de-sac location in Gresford which remains one of the area's most desirable village locations, offering a range of local amenities including shops, well-regarded schools and popular eateries. The surrounding countryside provides excellent walking opportunities, including Gresford Quarry, whilst convenient access to the Chester Road bus route and the A483 ensures excellent commuter links to Chester, Wrexham and beyond.

- FOUR BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION OF GRESFORD
- ENTRANCE HALL AND DOWNSTAIRS WC
- MODERN OPEN PLAN KITCHEN/DINING AND LIVING AREA
- CONSERVATORY
- GENEROUS SIZED BEDROOMS WITH BUILT IN STORAGE
- PRINCIPAL BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM
- DRIVEWAY AND PLEASANT GARDENS
- RENOVATION WORK COMPLETED

Entrance Hall
Composite door leading to the entrance hallway with wooden laminate flooring, panelled radiator, ceiling light point, stairs to first floor and engineered oak doors into downstairs WC, Kitchen/Dining and Living Area.

Downstairs WC
Two piece suite comprising low-level WC and wash hand basin with vanity storage under. Wooden double glazed frosted window to the front elevation, ceiling light point and chrome heated towel rail.

Open Plan Area
The whole ground floor has been refurbished to create a pleasant open plan kitchen, living, dining area and study.

Kitchen/Dining Area
Modern kitchen housing a range of wall, drawer and base units with Quartz work surface over. Integrated appliances to include fridge-freezer, washing machine, wine fridge, eye-level double oven and grill, five ring gas hob and stylish circular wall-mounted extractor above. Space for further appliances including slimline dishwasher. 1.5 composite dink unit with mixer tap over. Integrated breakfast bar with storage and seating area. Office/study area to the front elevation. Space for dining table. Under-stairs storage cupboard with plumbing for washing machine. Wooden laminate flooring, two radiators, recessed LED lighting, two pendant lights over breakfast bar and additional pendant light over dining area. Wooden double glazed window to the front elevation and sliding doors to rear garden area.

Living Area
Wooden double glazed window to the front elevation and aluminum doors to conservatory. Continuation of wooden laminate flooring, radiator, two ceiling light points and door into hallway.

Conservatory
Triple aspect part brick built conservatory with carpet flooring, ceiling light point with fan, panelled radiator and French doors to garden area.

Landing Area
Spacious landing area with carpet flooring, access to loft, ceiling light point, doors off to four bedrooms and bathroom.

Bedroom One
Wooden double glazed window to the front. Housing a range of fitted wardrobes with bedside tables, shelving and rails. Carpet flooring, panelled radiator and ceiling light point. Door into en-suite.

En-suite Shower Room
Modern three piece suite with black finishings comprising low-level WC, wash hand basin with vanity storage under and enclosed mains dual-hose shower cubical. Finished with heated towel rail, felt-back vinyl flooring, ceiling light point, extractor wooden double glazed frosted window to the rear elevation.

Bedroom Two
Tow wooden double glazed windows to both the front and side elevation. Housing a range of fitted wardrobes with rail and shelving. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three
Wooden double glazed windows to the rear elevation. Housing fitted wardrobe and an overhead storage unit. Carpet flooring, ceiling light point and panelled radiator.

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Bedroom Four
Two wooden double glazed windows to the front and side elevation. Built in storage cupboard with shelving. Vinyl flooring, ceiling light point and panelled radiator.

Family Bathroom
Modern three piece suite with black finishings comprising of a low-level WC, wash hand basin set on a vanity storage unit and panelled bath with electric shower over. Heated towel rail, felt-back vinyl flooring, extractor and wooden double glazed frosted window to the rear elevation.

Outside
To the front of the home there is a driveway and decorative stone area with ample space for off-road parking and an established tree. There is access to the rear via a timber gate. The rear garden area is landscaped and consists of a patio area, raised brick borders with established shrubberies and timber storage shed. Additionally there is an outside tap, lighting, power sockets, fencing to the borders offering security and privacy.

Additional Information
The property has undergone some renovations to include a garage conversion creating a spacious open plan kitchen/dining/living area with new kitchen, new bathrooms, new flooring and general re-decoration.

Important Information
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

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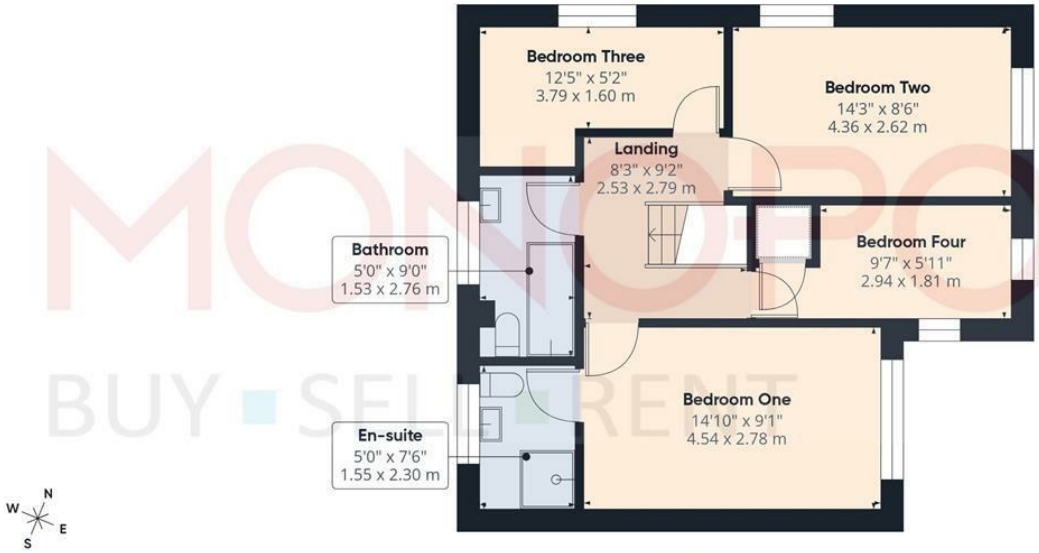
Ground Floor



Floor 1

Approximate total area(1)

1214 ft²

112.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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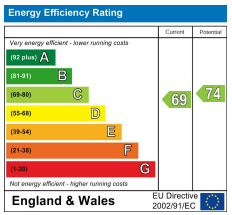

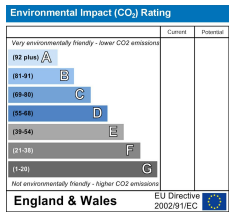

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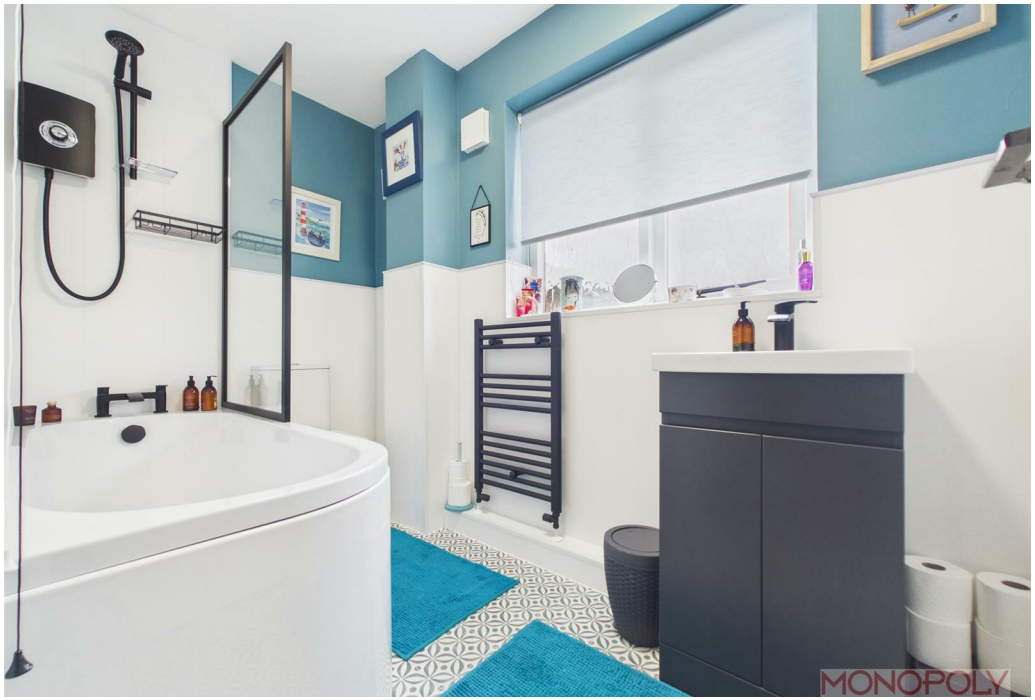
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