



I Fox Meadow

Wrexham | | LL13 0TR

Offers In Excess Of £475,000

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Wrexham | | LLI 3 OTR

Situated in the highly sought-after village of Cross Lanes is this immaculate four double bedroom detached family home, enjoying attractive countryside views to the rear. The accommodation briefly comprises a spacious entrance hallway, downstairs WC, generous living room and an impressive open-plan kitchen, dining and family area, designed as the heart of the home. This superb space benefits from three sets of patio doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. A separate utility room adds further practicality. To the first floor, the landing leads to four well-proportioned double bedrooms, two of which feature modern en-suite shower rooms, with a contemporary family bathroom serving the remaining bedrooms. Externally, the property offers a driveway and lawned frontage leading to a double garage. The rear garden has been landscaped to provide a generous lawn and patio seating area, all enjoying open views across surrounding farmland. Fox Meadow, off Bedwell Road, offers a desirable semi-rural setting while remaining conveniently positioned. A local convenience store is within walking distance, with a wider range of amenities available in nearby villages and Wrexham City Centre, just a short drive away. The area benefits from well-regarded primary and secondary schools, local public houses, medical centres and excellent road links to Wrexham, Chester and the A483 for commuting further afield.

- IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME
- COUNTRYSIDE VIEWS TO THE REAR
- ENTRANCE HALL AND DOWNSTAIRS WC
- MODERN OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- SPACIOUS LOUNGE AREA
- SEPARATE UTILITY
- TWO BEDROOMS WITH EN-SUITE FACILITIES
- MODERN FAMILY BATHROOM
- DOUBLE GARAGE, DRIVEWAY AND LANDSCAPED GARDENS
- SOUGHT AFTER RESIDENTIAL LOCATION OF CROSS LANES



Entrance Hall

Composite door leads into welcoming entrance hallway with stairs to first floor, recessed LED lighting, wood flooring, under-stairs storage area, panelled radiator, engineered oak doors leading into living room, kitchen/dining, downstairs WC and downstairs shower room.

Living Room

UPVC double glazed bay window to the front elevation. Wood flooring, recessed LED lighting, panelled radiator and door into hallway.

Open Plan Kitchen/Dining/Family Room

Heart of the home with pleasant views across the garden and fields via three sets of uPVC double glazed doors onto the garden, creating a light and airy space. The kitchen houses a range of wall, drawer and base units with granite work-surface over incorporating 1.5 inset stainless steel sink unit with granite drainer. Integrated appliances include dishwasher, fridge-freezer, eye-level oven, microwave, induction hob and modern extractor. There is a kitchen island with storage and seating providing ample dining space. The room is finished with tiled flooring, recessed LED lighting, under-cabinet lighting, two panelled radiators and ample space for additional furniture.

Utility Room

Useful space with uPVC double glazed door to the side elevation. Space and plumbing for washing machine and tumble dryer. Base units with work surface incorporating a stainless steel sink unit with mixer tap over. Cupboard housing hot water tank. The room is finished with recessed LED lighting, tiled floor, panelled radiator, extractor and window to the front elevation.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin set on vanity storage. 1/2 tiled walls, uPVC double glazed frosted window to the front, panelled radiator, tiled flooring, extractor and recessed LED lighting.

Landing Area

UPVC double glazed window to the front elevation, carpet flooring, access to loft, recessed LED lighting and panelled radiator.

Bedroom One

UPVC double glazed window to the rear elevation. Housing a range of built in wardrobes, carpet flooring, panelled radiator and recessed LED lighting. Door into en-suite.

En-suite

Three piece suite comprising low-level WC, floating wash hand basin and walk in double mains shower cubical. Finished with heated towel rail, 1/2 tiled walls, tiled flooring, recessed LED lighting and uPVC double glazed frosted window to the side elevation.

Bedroom Two

UPVC double glazed window to the front elevation. Recessed LED lighting, carpet flooring and panelled radiator. Door into en-suite.

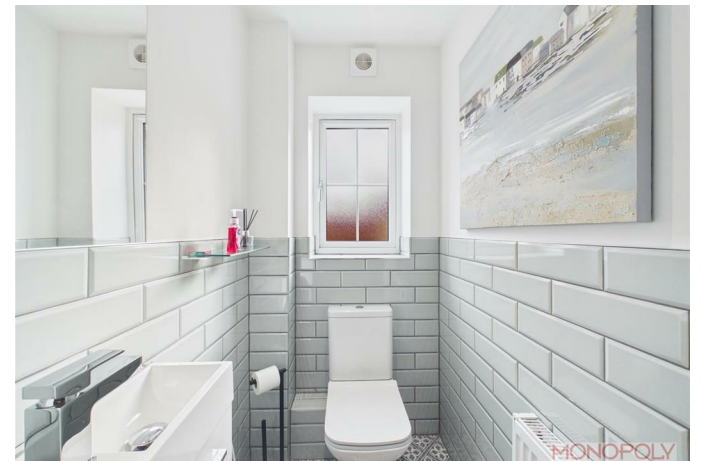
En-suite

Three piece suite comprising low-level WC, floating wash hand basin and walk in double mains shower cubical. Finished with heated towel rail, 1/2 tiled walls, tiled flooring, extractor and recessed LED lighting.

Bedroom Three

UPVC double glazed window to the front elevation. Recessed LED lighting, carpet flooring and panelled radiator.





Bedroom Four

UPVC double glazed window to the rear elevation. Housing a range of built in wardrobes, carpet flooring, panelled radiator and recessed LED lighting.

Family Bathroom

Three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit and tiled panel bath with mixer tap. Finished with heated towel rail, 1/2 tiled walls, shave point, tiled flooring, recessed LED lighting and uPVC double glazed frosted window to the rear elevation.

Double Garage

Twin up and over doors, power and lighting.

Outside

To the front of the property is a neatly maintained lawned garden with established flower and shrub borders. A gravelled driveway provides off-road parking for up to three vehicles and leads to the detached double garage, fitted with twin up-and-over doors, power and lighting.

Gated access and pathways to both sides of the property provide convenient entry to the rear garden.

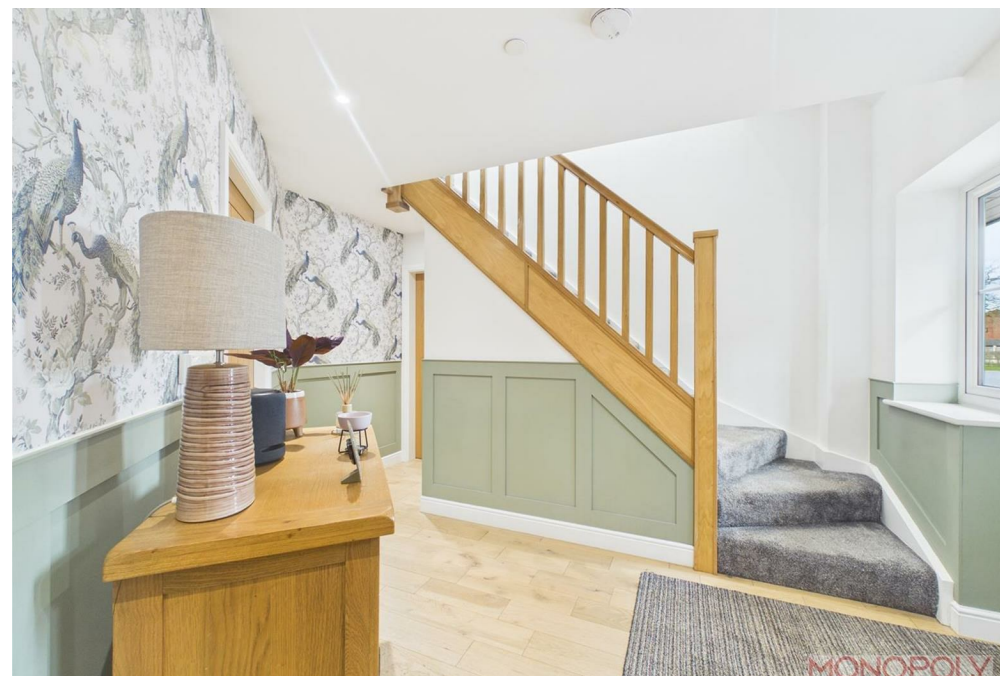
The rear garden features a generous paved patio area, ideal for outdoor seating and entertaining, leading onto a substantial lawned garden. The property enjoys an attractive open aspect to the rear, with views across surrounding farmland. The garden is further enhanced by external lighting and an outside tap.

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

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Floor 1



Approximate total area⁽¹⁾

1736 ft²
 161.3 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.

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MONEY LAUNDERING REGULATIONS 2003

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THE PROPERTY MISDESCRIPTIONS ACT 1991

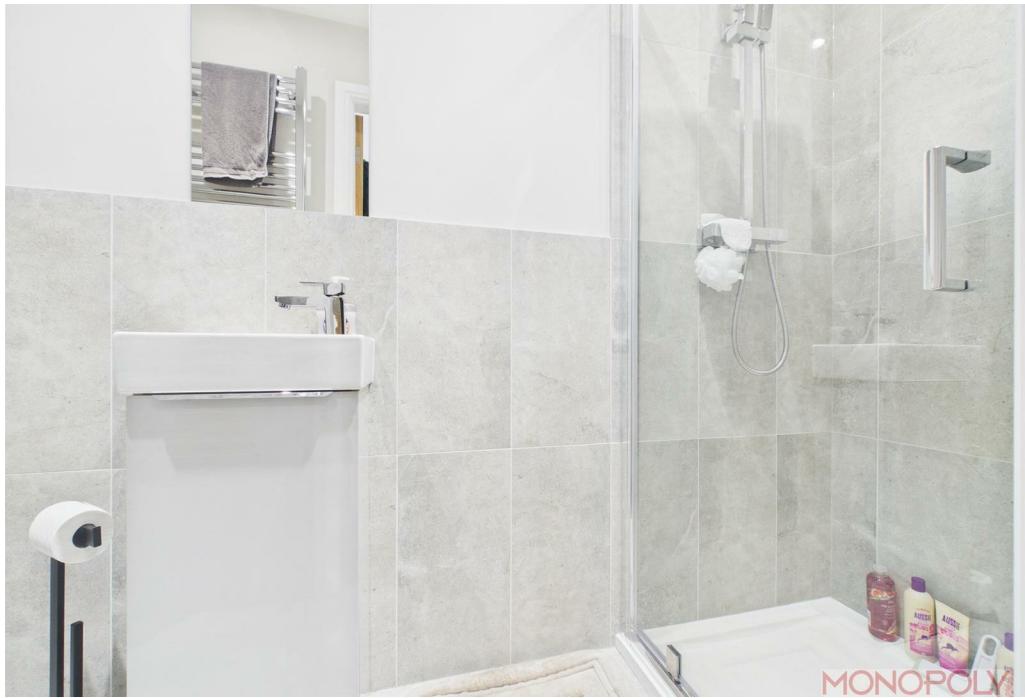
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
 Very energy efficient - lower running costs (92-95) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	85 93	 Very environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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