Wingetts

More than just estate agents

2 Springfield Park, Overton, Wrexham, LL13 0EX

Price £375,000

A rare opportunity to purchase a spacious 3 double bedroom detached bungalow with detached double garage on this sought after and established residential development within the picturesque village of Overton, with its good range of amenities, pleasant countryside walks and road links to Wrexham and Shropshire. The accommodation briefly comprises an L shaped hall with useful store cupboard and wet room off, spacious lounge with bay window and fireplace, open aspect family sized dining room, fitted kitchen breakfast room which leads through to the conservatory enjoying a pleasant aspect overlooking the rear garden. 3 double bedrooms, all with built in wardrobes, and a bathroom with white suite. To the outside, a private drive leads to the double garage with the convenience of an electric door, lawned gardens to front and gated paths to the rear garden. The rear garden has the benefit of a good degree of privacy, a sunny aspect and includes a paved patio for outdoor relaxing, lawn, summer house, garden shed/workshop and flower beds. Energy Rating - D63

LOCATION
The picturesque village of Overton-on-Dee is located approximately 8 miles from Wrexham and offers an excellent range of convenient amenities and facilities including a Doctors Surgery, Pharmacy, Butchers, highly regarded Primary School, village shop, coffee shop and sports fields. The village is also within the catchment for the popular Penley High School. Situated within commuting distance of Wrexham, Oswestry, Shrewsbury and Whitchurch allowing for daily access to the commercial and Industrial centres of the region together with independent schools at Shrewsbury, Ellesmere and Moreton.

DIRECTIONS
From Wrexham city centre proceed along the A525 in the direction of Whitchurch. Turn right in the village of Marchwiel and continue for a further 5 miles into Overton. Follow the road past the convenience store on your right, bear left and then take the next right onto Salop Road towards Ellesmere. Take the left turn onto Springfield Park after approx 200 yards the bungalow will be observed on the right.

ACCOMMODATION
Open fronted porch with upvc part glazed entrance door opening to:

L SHAPED HALLWAY
With radiator, ceiling hatch to roof space and useful storage cupboard.

WET ROOM
Originally the cloaks/w.c converted to a walk-in wet room with mains thermostatic shower, fully tiled walls, tiled flooring, chrome heated towel rail, upvc double glazed window and inset ceiling spotlights incorporating extractor fan.

LOUNGE 16'0" x 14'9" (4.9m x 4.5m)
A spacious reception room enjoying a good degree of natural light through upvc double glazed bay window to front and upvc double glazed window to side, coving to ceiling, wall light points, fireplace with electric fire, radiator and archway through to:

DINING ROOM 14'9" x 10'2" (4.5m x 3.1m)
A family sized dining room providing a sociable entertaining space with upvc double glazed window to side, radiator and coving to ceiling.

KITCHEN/BREAKFAST ROOM 16'0" x 10'2" (4.9m x 3.1m)
Fitted with a timber trimmed range of base and wall units complimented by work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring gas hob, double oven/grill, plumbing for washing machine, plumbing for dishwasher, space for under counter fridge and freezer, part tiled walls, tiled flooring, radiator, two built-in storage cupboards, one of which houses the Worcester gas combination boiler and upvc part glazed door opening to:

CONSERVATORY 13'1" x 7'6" (4m x 2.3m)
Upvc double glazed windows and French doors leading to the rear garden.

BEDROOM ONE 13'9" x 9'10" (4.2m x 3m)
Upvc double glazed window to front, radiator and two double built-in wardrobes.

BEDROOM TWO 10'5" x 10'2" (3.2m x 3.1m)
Upvc double glazed window to rear, radiator and built-in wardrobe.

BEDROOM THREE 10'2" x 9'6" (3.1m x 2.9m)
Another double bedroom with upvc double glazed window to rear, radiator and built-in storage cupboard.

BATHROOM 9'2" x 4'7" (2.8m x 1.4m)
Appointed with a modern suite of wash basin set within a white gloss fronted vanity unit and matching w.c with dual flush, bath with central mixer tap and shower attachment, chrome heated towel rail, inset ceiling spotlights, extractor fan, fully tiled walls, tiled flooring, shaver socket and upvc double glazed window.

OUTSIDE
A private driveway leads to:

DETACHED DOUBLE GARAGE 16'4" x 16'4" (5m x 5m)
Having the convenience of an electric door, rear personal door, lighting and power sockets.

GARDENS
A paved path leads to the entrance door alongside lawned gardens with a variety of shrubs. Gated paths either side of the bungalow lead to the rear garden which enjoys a good degree of privacy together with a sunny aspect and includes a brick paved patio, summerhouse, lawn bordered by flowerbeds, timber shed with electric sockets, greenhouse, cold water tap and privacy hedging.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

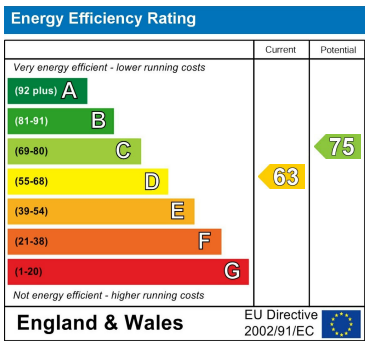
Wingetts

More than just estate agents

Floor Plan

Area Map

Energy Efficiency Graph



Wingetts
More than just estate agents

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk