

# Wingetts

More than just estate agents



## Plot 5 Foxfield, Fagl Lane, Hope, Wrexham, LL12 9RB

**Price £660,000**

Foxfield is a small select development of executive style 4 bedroom homes in the popular village of Hope, in Flintshire adjoining countryside views. With 5 different house types to choose from you are sure to find the perfect home for you and your family. The Pulford is a superb new addition to Gower Homes range being their largest house type totalling approximately 2160sqft of family accommodation. Briefly comprising an Oak pillared porch, welcoming hall with turned staircase and 2 door cloaks cupboard, living room, home office, 11.5m (37ft) wide open aspect kitchen, dining and family space overlooking the rear garden, utility and cloaks/w.c. The 1st gallery landing connects the 4 double bedrooms, 2 with en-suite shower rooms and the principal bedroom with dressing room. Family bathroom with bath and separate shower enclosure. To the outside, a block paved double width drive, double garage and gardens to front and rear.

## DEVELOPER

Gower Homes Ltd are Wrexham based LABC registered house builders and have built over 950 houses in north east Wales for over 35 years. A local family business that has established a reputation for providing good quality homes offering excellent value for money and have a strong local following with many of their purchasers having bought from them more than once.

<https://www.gowerhomes.co.uk/pdf/gower-homes-foxfield.pdf?v=1>

## LOCATION

Foxfield is situated in a semi-rural location overlooking Hope Mountain in the pretty village of Hope. As tranquil as Hope is, it does have all the local amenities a family could want; a village convenience store, pub, post office, medical centre, an excellent primary school and the highly successful Castell Alun High School, rated as one of the top schools in North Wales, all within walking distance. There is an ancient church at one end of the village and historical castle ruins at the other end with the beautiful Alyn River meandering through. Foxfield has the best of both worlds and is just a 15 minute drive from the historic city of Chester with its first class shops, bars and restaurants and only a 12 minute drive from the popular market town of Mold. There are regular direct bus routes to Mold and Wrexham. Hope is well served by rail lines also with the railway station just 0.4 miles from Foxfield with direct routes to Wrexham, Biston and the Wirral, with one change for Chester. There is also very easy access via the A483 to M53, M56 and M6 to the major cities in the North West and two international airports at Liverpool and Manchester. Wrexham also is another great option with a variety of High Street shops, cinema, bars, restaurants, horse racing at Bangor-on-Dee and of course home to the now famous Wrexham Football Club. Other places of interest are Erddig Hall, Chirk Castle, the Historical Town of Llangollen, Loggerheads & Moel Famau Country Park in Area of Outstanding Natural Beauty (AONB) and slightly further afield Snowdonia is about 40 minutes away.

## ACCOMMODATION

### ON THE GROUND FLOOR

An oak pillared porch leads to the welcoming entrance hall featuring a turned staircase to 1st floor landing with useful store cupboard, cloaks/w.c. off and oak internal doors.

### LOUNGE 14'5" x 13'9" (4.40m x 4.20m)

Overlooking the front garden.

### KITCHEN 14'11" x 14'1" (4.55m x 4.30m)

A spacious kitchen appointed with an extensive range of base and wall cupboards complimented by Quartz work surface areas together with quality integrated appliances. Open aspect to both the:

### DINING ROOM 11'7" x 9'10" (3.55m x 3m)

### FAMILY ROOM 11'7" x 11'5" (3.55m x 3.50m)

French doors leading to the rear garden.

### HOME OFFICE 11'7" x 9'4" (3.55m x 2.85m)

### UTILITY

## ON THE FIRST FLOOR

Turned staircase from the entrance hall to 1st floor landing with double door store cupboard.

### BEDROOM ONE 14'5" x 13'9" (4.40m x 4.20m)

The principal bedroom with walk in dressing room and en-suite shower room.

### BEDROOM TWO 13'9" x 11'1" (4.20m x 3.40m)

Benefit of an en-suite bathroom.

### BEDROOM THREE 13'11" x 9'8" (4.25m x 2.95m)

### BEDROOM FOUR 11'7" x 8'10" (3.55m x 2.70m)

## FAMILY BATHROOM

Appointed with a 4 piece suite including bath and separate shower enclosure.

## OUTSIDE

A double width block paved drive leads to the double garage. Gardens to both front and rear with patio area.

## SPECIFICATIONS GENERAL

All properties will feature traditional masonry construction with uPVC double glazing throughout. Highly efficient carbon-saving air source heat pumps and solar panels equip all houses for long-term sustainability. High security insulated external doors. Fitted with sprinklers. Exceptional levels of wall, roof and ground floor insulation. Maintenance friendly white uPVC fascias, barge boards and soffits. Full 10 year structural warranty.

## EXTERNAL

Turf and planting to front garden. Turf and fencing to rear garden.

## KITCHEN

An extensive choice of quality fitted kitchen units and worktops. Double ovens with electric induction hobs, cooker hoods, plus fridge freezers, microwaves and dishwashers.

## BATHROOM

Free standing sanitary ware in white. Chrome taps and fittings. Choice of tiles.

## ELECTRICAL

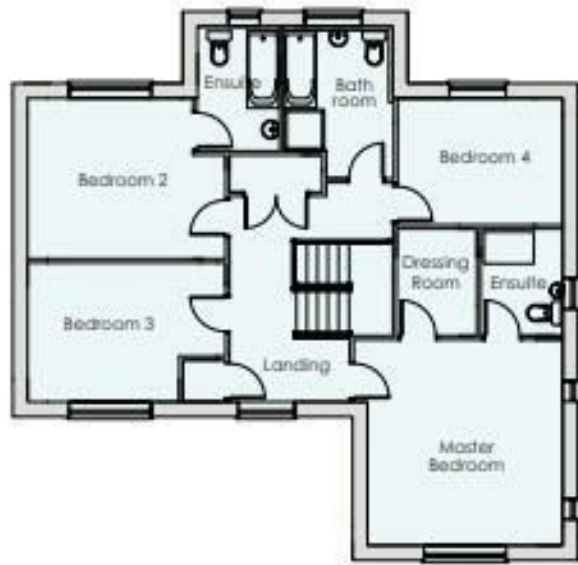
Front and rear external porch light. BT point to lounge. Front door bell. Mains operated smoke detectors with battery backup.

## ANTICIPATED AVAILABILITY - DECEMBER 2027

## Floor Plan

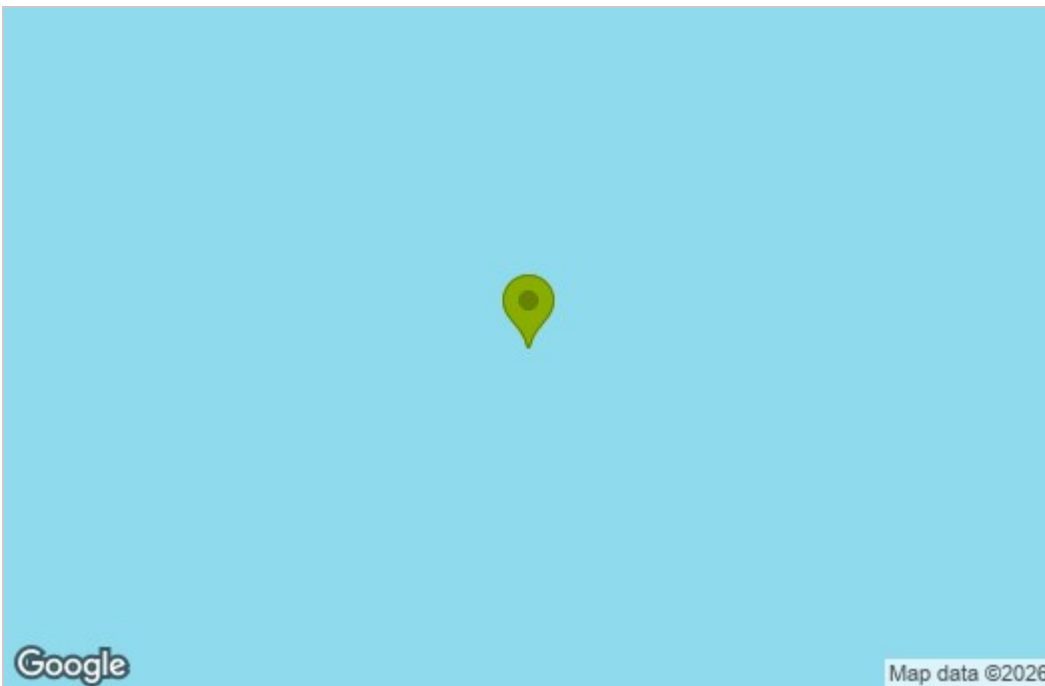


GROUND FLOOR



FIRST FLOOR

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		92	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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