

Town & Country

Estate & Letting Agents

Borras Road, Wrexham

£735,000



Occupying an enviable plot of approximately 2.4 acres, this substantial detached family home with a self-contained two-bedroom annex offers exceptional versatility, generous living accommodation and extensive outdoor space. Positioned on the edge of the countryside opposite Wrexham Golf Club, the property enjoys a peaceful setting while remaining within easy reach of Wrexham city centre, local amenities and excellent transport links.

The main residence comprises a welcoming entrance hall, two spacious reception rooms with feature LPG fireplaces, a beautifully appointed kitchen with solid wood worktops, breakfast room, utility room, cloakroom WC, wet room and three generous double bedrooms served by a contemporary four-piece family bathroom. The adjoining annex benefits from its own private entrance and offers an entrance hall, wet room, modern fitted kitchen, spacious living/dining room, orangery, two bedrooms and a stylish family bathroom, making it ideal for multi-generational living, guest accommodation or potential holiday letting (subject to any necessary consents).

Externally, the property is approached via electric gates leading to extensive gravel parking, three garages and beautifully maintained gardens. The grounds extend to approximately 2.4 acres, incorporating generous lawned gardens, a large gravel seating area and an enclosed paddock, providing an outstanding setting for those seeking space, privacy and countryside living.

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DESCRIPTION

An exceptional detached family home set within approximately 2.4 acres, offering spacious accommodation, a self-contained two-bedroom annex, three garages and extensive gardens. Ideally positioned opposite Wrexham Golf Club on the edge of the countryside, this versatile property is perfectly suited to multi-generational living while remaining within easy reach of Wrexham city centre and excellent transport links.



LOCATION

Borras occupies a desirable semi-rural position on the outskirts of Wrexham, enjoying open countryside surroundings while remaining conveniently close to the city centre. Opposite Wrexham Golf Club and within easy reach of local amenities, reputable schools, major road links and the A483, the location offers an excellent balance of peaceful rural living and everyday convenience.

MAIN RESIDENCE



ENTRANCE HALL

11'6" x 5'7"

Entered via an opaque composite double-glazed door into an inviting entrance hall featuring parquet

flooring, a window to the front elevation with radiator beneath, staircase rising to the first floor and attractive light oak internal doors leading to the living room, kitchen and sitting room.



LIVING ROOM

16'9" x 12'9"

A bright dual-aspect reception room with windows to both the front and rear elevations, radiators beneath, herringbone-style parquet flooring and a feature LPG coal-effect fire set beneath a black wooden mantel with a slate hearth.



SITTING ROOM

16'9" x 12'9"

Another spacious reception room featuring herringbone parquet flooring, a front-facing window with radiator beneath and a feature LPG coal-effect fire set upon a slate hearth with a light oak mantel. An internal door provides access to the adjoining annex.



KITCHEN

16'6 x 11'5

A beautifully appointed kitchen fitted with an attractive range of wall, base and drawer units complemented by solid wood work surfaces incorporating a Belfast sink with mixer tap and tiled splashback. There is space for a range cooker, plumbing for an integrated dishwasher, ceramic tiled flooring, recessed ceiling spotlights, understairs storage cupboard, rear-facing window and provision for a wall-mounted television.



BREAKFAST ROOM

12'5 x 7'5

Continuing the ceramic tiled flooring from the kitchen, the breakfast room features a radiator, an internal window overlooking the living room, light oak doors leading to the cloakroom WC and utility room, together with UPVC double-glazed French doors opening onto the rear patio.



CLOAKROOM WC

6'2 x 3'6

Fitted with a dual flush low-level WC, vanity wash hand basin with mixer tap and tiled splashback, illuminated mirror, ceramic tiled flooring and a chrome heated towel rail.



UTILITY ROOM

12'8 x 7'2 (max)

With continuation of the tiled flooring, the utility room houses the wall-mounted Worcester LPG boiler and provides plumbing for a washing machine beneath a wood-effect work surface with matching wall units. There is a radiator, rear-facing window, opaque composite external door and internal door leading to the wet room.



FAMILY BATHROOM

11'4 x 5'8

A contemporary four-piece suite comprising a panelled bath with central mixer tap, oversized shower enclosure with dual-head thermostatic shower, dual flush WC and pedestal wash hand basin. The room also benefits from tiled flooring, partially tiled walls, chrome heated towel rail, opaque rear window, recessed ceiling spotlights and extractor fan.



WET ROOM

6'8 x 4'2

Fully tiled and fitted with a thermostatic shower, chrome heated towel rail, extractor fan and opaque window.

FIRST FLOOR LANDING

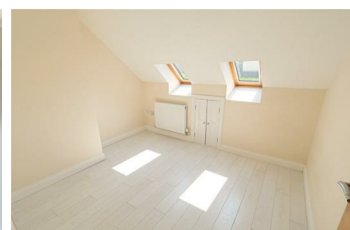
With access to the loft via a retractable ladder, radiator and light oak doors leading to the family bathroom and three double bedrooms.



BEDROOM ONE

16'6 x 12'8

A spacious double bedroom with two radiators, front-facing window and provision for a wall-mounted television.



BEDROOM TWO

16'6 x 12'6

A generous dual-aspect double bedroom with windows to the front and rear elevations and radiators beneath.



BEDROOM THREE

13'0 x 11'6 (max)

A further double bedroom featuring a built-in storage cupboard, front-facing window and radiator.



WET ROOM

5'8 x 3'2

Finished with slate-effect tiled walls and flooring and fitted with a dual-head thermostatic shower, dual flush WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, recessed spotlight and extractor fan.



SELF CONTAINED ANNEX

ENTRANCE HALL

Entered via an opaque composite door into an entrance hall with slate-effect tiled flooring, radiator, staircase to the first floor, doors leading to the wet room and kitchen, together with an internal connecting door to the main residence.



KITCHEN

14'1 x 9'2

Fitted with an attractive range of contemporary wall, base and drawer units with stainless steel handles and marble-effect work surfaces incorporating a stainless steel sink with mixer tap. Integrated appliances include an oven and extractor hood, with plumbing for a washing machine, understairs storage cupboard, radiator, recessed ceiling spotlights, side-facing window and provision for a wall-mounted television.



LIVING/DINING ROOM

20'0 x 14'2 (max)

A spacious open-plan living area with slate-effect tiled flooring, feature wooden mantel with LPG log-effect fire, side-facing window with radiator beneath and patio doors opening into the orangery.



ORANGERY

12'9 x 11'5

A superb additional reception space with slate-effect tiled flooring, enjoying views across the rear garden and featuring integrated French doors opening onto the patio.

FIRST FLOOR LANDING

Finished with wood-effect flooring and doors leading to the bathroom and both bedrooms.



BATHROOM

6'8 x 5'5

Fitted with a contemporary white three-piece suite comprising an L-shaped bath with dual-head thermostatic shower and glazed screen, dual flush WC and pedestal wash hand basin. Finished with tiled flooring, partially tiled walls, skylight, recessed ceiling spotlights and extractor fan.

BEDROOM ONE

17'9 x 11'1

A spacious double bedroom with wood-effect flooring, access to eaves storage, radiator and views over the rear garden.

BEDROOM TWO

10'2 x 8'5

With wood-effect flooring, access to eaves storage, radiator and two skylight windows.



EXTERNALLY

The property is approached via electric double gates, opening onto extensive grounds extending to approximately 2.4 acres. A generous gravel driveway provides ample off-road parking for numerous vehicles and extends along the front and side of the property, with access to all three garages.

Well-maintained lawned gardens surround the property, while to the rear is a generous enclosed garden featuring a large gravel patio seating area, external lighting and a farmhouse-style gate providing additional vehicular access. An LPG storage tank is discreetly positioned beside one of the garages. To the left-hand side of the property is a substantial enclosed paddock bordered by mature hedging.



INTEGRAL GARAGE ONE

Attached to the main residence, this garage benefits from power, lighting, a radiator, an opaque window and an up-and-over garage door.

GARAGE TWO

A prefabricated garage fitted with an up-and-over garage door, side access door, side window, power and lighting.

GARAGE THREE

A further prefabricated garage with an up-and-over garage door, side access door, side window, power and lighting.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band: F £3168.00

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

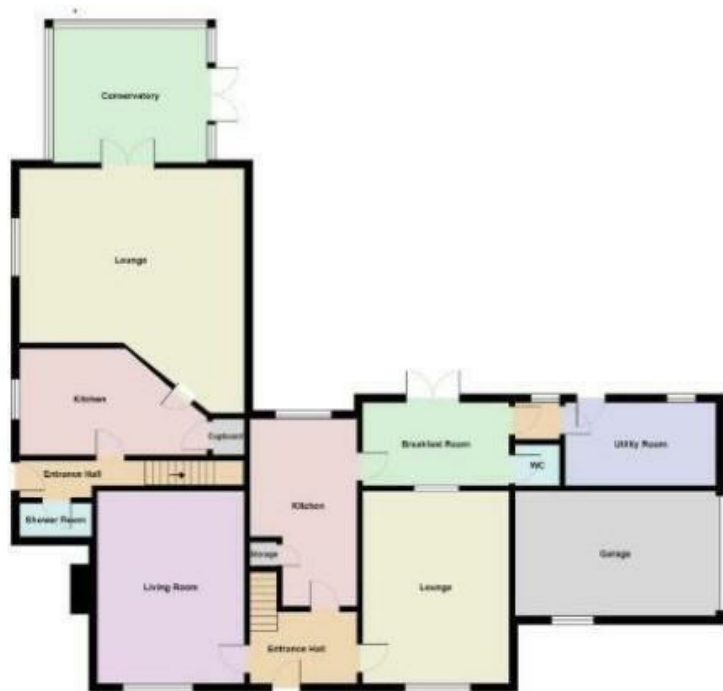
If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



All measurements are approximate and for advice purposes only.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	34	60
England & Wales		EU Directive 2002/91/EC