



2 Penson Court, Summerhill, Wrexham, LL11 4UP
Offers In Excess Of £350,000

An impressive 4 double bedroom detached family home with double garage and far reaching views across Wrexham and Cheshire conveniently located within the village of Summerhill in close proximity to excellent road links, shops, schools and train station. The accommodation offers many attractive features to include the light and airy sociable open plan kitchen dining room with island, media wall within the lounge incorporating the warmth of a wide electric fire, some anthracite grey radiators, grey wood effect internal doors and low maintenance artificial grass to the rear garden. The accommodation briefly comprises an open fronted porch, welcoming hall with store cupboards and stairs to 1st floor landing, cloaks/w.c., lounge, sitting/playroom, spacious open plan kitchen dining room with Velux roof light windows, integrated appliances to the stylish fitted kitchen and a utility. The 1st floor landing connects the 4 double bedrooms and the family bathroom. The principal bedroom benefits from an en-suite and a walk in wardrobe to bedroom 2. To the outside, a double width drive provides parking for 6 cars, lawned garden to front and a good-sized double garage currently used as a home gym. The rear garden provides a safe family environment and includes a porcelain paved patio for entertaining and artificial grass. NO CHAIN. Energy Rating - B (83)

LOCATION

Located within the small modern development of Penson Court, built in 2017 by S.G. Estates, situated within the Village of Summerhill, which enjoys good communication links to the A483 Wrexham to Chester bypass which allows for daily commuting to the major commercial and industrial centres of the region. Summerhill adjoins the Village of Gwersyllt which offers a range of day to day shopping facilities and social amenities as well as both primary and secondary schooling, whilst the nearby Village of Moss has a 9-hole golf course and has a pleasant setting for picturesque walks. Wrexham city centre is only a short driving distance away and therefore provides an excellent range of high street retailers and social amenities.

DIRECTIONS

From Wrexham city centre proceed along Mold Road passing the Football Ground and Glyndwr University on the right, continue across the first roundabout and then take the second left hand exit off the second roundabout signposted Summerhill. Proceed past Pendine Way and Moss Road then take the next left into Chestnut Court and 1st left into Penson Court with the property being observed on the right.

ON THE GROUND FLOOR

Canopy entrance porch with welcome light and part glazed composite door opens to:

IMPRESSIVE HALLWAY

Featuring grey ceramic tiled flooring, staircase to first floor landing, two anthracite grey radiators, part wood panelling, grey internal wood veneer doors, central heating thermostat and useful storage cupboard.

CLOAKROOM/W.C

Recently upgraded with a wash basin and w.c set within a grey vanity unit with tiled splashback, extractor fan and grey ceramic tiled flooring.

LOUNGE 13'5" x 17'4" (4.1m x 5.3m)

Upvc double glazed windows to front and side, Bespoke full width media wall incorporating the warmth of a wide electric fire, four door storage cupboards and illuminated shelving, grey vertical radiator and additional radiator.

SITTING ROOM/PLAY ROOM 14'5" x 10'2" (4.4m x 3.1m)

Upvc double glazed window with views towards Cheshire, radiator and oak flooring.

KITCHEN/DINING ROOM 27'10" x 11'5" (8.5m x 3.5m)

An impressive open plan sociable entertaining space enjoying an excellent degree of natural light through three Velux roof light windows. The kitchen area is appointed with a stylish gloss fronted range of base and wall cupboards complimented by wood effect work surface areas with matching upstands and a central island incorporating a 1 1/2 bowl sink unit with mixer tap, integrated dishwasher, curved corner units and breakfast bar, five ring gas hob with splashback and angled extractor hood above, wide cutlery and pan drawers, double oven/grill, integrated fridge, LED plinth lighting, upvc double glazed window, upvc double glazed French door, two radiators, grey wood effect ceramic tiled flooring, inset spotlights and internal door opening to:

UTILITY

Matching range of base and wall units, work surface areas, plumbing for washing machine, radiator and part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With grey radiator, storage cupboard housing the Worcester gas combination boiler and ceiling hatch with pull-down loft ladder and boarded attic space.

BEDROOM ONE 13'9" x 12'5" (4.2m x 3.8m)

Enjoying far reaching views over Wrexham and Cheshire through upvc double glazed window, radiator, six door built-in wardrobe/storage cupboards and six panel door opening to:

EN-SUITE

Appointed with a pedestal wash basin, low flush w.c, oversized shower area with mains thermostatic shower and Drench style shower head, chrome heated towel rail, arch topped upvc double glazed window, part tiled walls, tiled flooring, shaver point and inset spotlights.

BEDROOM TWO 12'1" x 10'5" (3.7m x 3.2m)

Upvc double glazed window from which to admire the views, radiator, built-in walk-in wardrobe with shelving, hanging rail and inset ceiling spotlights.

BEDROOM THREE 10'5" x 8'6" (3.2m x 2.6m)

Upvc double glazed window to rear and radiator.

BEDROOM FOUR 9'6" x 7'6" (2.9m x 2.3m)

A good sized fourth bedroom with upvc double glazed window to rear, radiator and three sliding door wardrobe.

FAMILY BATHROOM

Appointed with a white suite of twin grip panelled bath with waterfall style mixer tap, pedestal wash basin with waterfall style mixer tap, low flush w.c, part tiled walls, tiled flooring, extractor fan, inset ceiling spotlights, upvc double glazed window and shaver socket.

OUTSIDE

The property is approached along a private driveway providing parking for up to six cars and having hot and cold water taps and leading to:

BRICK BUILT DETACHED DOUBLE GARAGE 19'4" x 16'8" (5.9m x 5.1m)

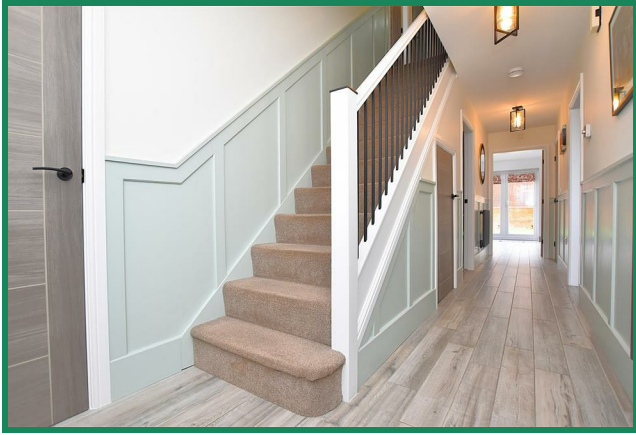
Having two up and over doors, plastered internal walls, inset ceiling spotlights, ceiling hatch to attic space with pull-down loft ladder and upvc side personal door.

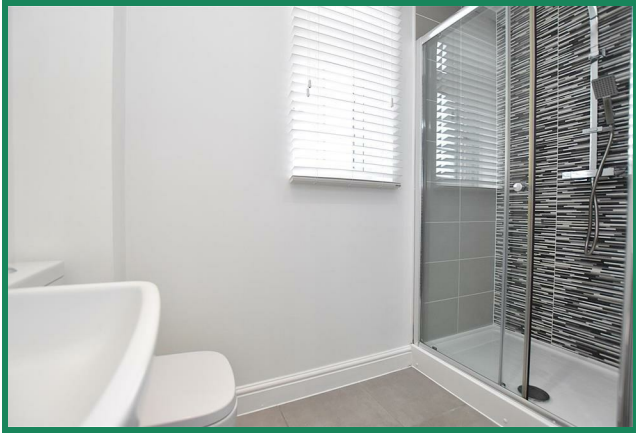
GARDENS

To the front of the property is a path with decorative railings leading to the entrance door alongside lawn and decorative gravel. A lockable side gate leads to the rear garden which has been designed for low maintenance and features a full width Porcelain paved patio which is ideal for outdoor entertaining and barbecues, artificial grass and external lighting, all of which is enclosed to provide a safe family environment.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



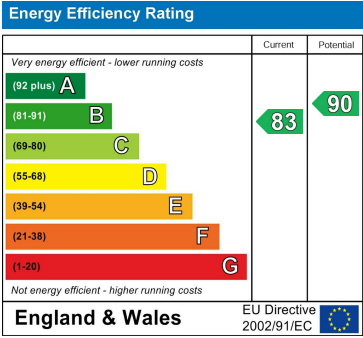


Floor Plan

Area Map



Energy Efficiency Graph



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