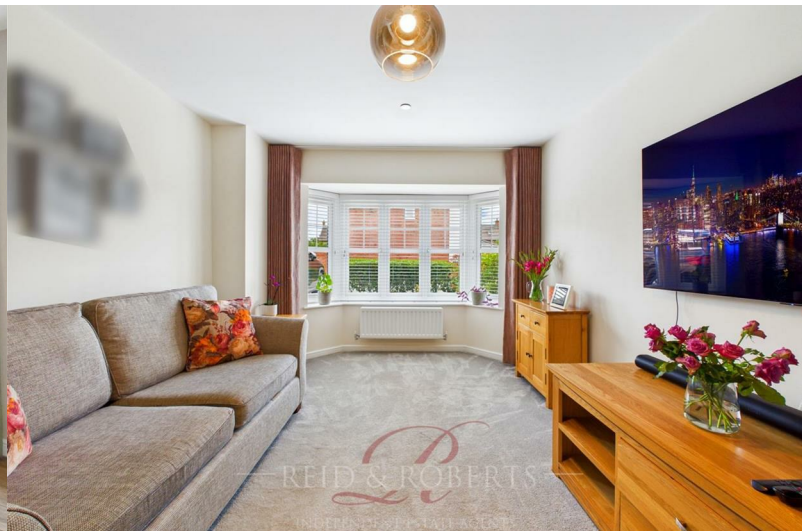




## 24 Hill Field Gardens

Holt, Wrexham, LL13 9FW

£470,000





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## To The Front

To the front of the property is a well maintained garden area incorporating a lawn bordered by established hedging. A driveway provides off-road parking for two vehicles and leads to the garage. Gated access is available to the side of the property, providing convenient access to the rear garden.

## Entrance Hallway

6'7" x 14'3" (2.01 x 4.35m)

The property is approached via the entrance door leading into a welcoming entrance hallway. Featuring tiled flooring, a double-panelled radiator, and a UPVC double glazed window to the front elevation allowing for natural light. Stairs rise to the first-floor accommodation, while doors lead off to the lounge, open plan kitchen/dining area, and a useful under-stairs storage cupboard.

## Lounge

10'9" x 17'7" (3.30 x 5.38m)

A spacious, bright, and inviting reception room, beautifully presented and offering an excellent space for both relaxation and entertaining. The room benefits from a large UPVC double glazed bay window to the front elevation, allowing for an abundance of natural light and creating a wonderful sense of space. Further features include carpeted flooring, a double-panelled radiator, and a ceiling light point, making this a comfortable and welcoming living area.

## Open Plan Kitchen/Diner

19'10" x 12'2" (6.06 x 3.72m)

A stunning and contemporary open plan kitchen/dining space, beautifully designed for modern family living and entertaining. The kitchen is fitted with a range of wall, drawer, and base units complemented by quality quartz worktop surfaces and incorporating a one-and-a-half stainless steel sink unit with mixer tap over.

Integrated appliances include a Zanussi microwave, Zanussi oven, five-ring Zanussi hob with extractor fan above, integrated fridge freezer, and integrated dishwasher. Further benefits include tiled flooring, inset ceiling spotlights, a double panelled radiator, and a UPVC double glazed window to the rear elevation.

Patio doors provide direct access to the rear garden, allowing for an abundance of natural light and creating a seamless connection between indoor and outdoor living. A door leads through to the utility room.

## Utility Room

6'5" x 8'4" (1.96 x 2.55m)

Fitted with matching tiled flooring and quartz worktop surfaces, the utility room provides space and plumbing for a washing machine and space for a tumble dryer. The room also benefits from a stainless steel sink unit with mixer tap over, wall mounted units, a radiator, ceiling light point, and a cupboard housing the 'Vaillant' boiler. A door provides access to the rear garden, while a further door leads through to the downstairs WC.

## Downstairs Cloakroom/WC

6'5" x 3'8" (1.98 x 1.12m)

Fitted with a low level WC and wash hand basin with mixer tap over. Additional features include tiled flooring, a single panelled radiator, partially tiled walls and a UPVC double glazed frosted window to the front elevation.

## Stairs to the First Floor

14'3" x 3'4" (4.35 x 1.02m)

A spacious landing area featuring fitted carpeted flooring, a single panelled radiator, and a ceiling light point. The landing benefits from loft access and a useful airing cupboard providing additional storage. Doors lead off to all four bedrooms and the family bathroom, creating a practical layout for family living.

## Principal Bedroom

9'8" x 13'6" (2.96 x 4.12m)

A spacious and beautifully presented double bedroom featuring carpeted flooring, a double panelled radiator, ceiling light point, and a large UPVC double glazed window to the front elevation allowing for plenty of natural light. The room further benefits from fitted sliding mirrored wardrobes and direct access to the en-suite shower room.

## En Suite

6'0" x 7'7" (1.85 x 2.33m)

Modern and stylishly appointed, the en-suite is fitted with a shower enclosure with sliding glass doors, waterfall-style shower head, and separate handheld shower attachment. Further features include tiled flooring, a low level WC, wash hand basin with mixer tap over, wall mounted heated towel rail, inset ceiling spotlights, and a UPVC double glazed frosted window to the front elevation.

## Bedroom Two

8'9" x 13'4" (2.67 x 4.07m)

A well proportioned double bedroom featuring carpeted flooring, a single panelled radiator, ceiling light point, and a UPVC double glazed window to the front elevation.

## Bedroom Three

9'3" x 12'11" (2.83 x 3.94m)

A generous double bedroom benefiting from fitted sliding mirrored wardrobes, carpeted flooring, a single panelled radiator, ceiling light point, and a UPVC double glazed window to the rear elevation.

## Bedroom Four

10'9" x 9'3" (3.29 x 2.83m)

A further double bedroom featuring carpeted flooring, a single panelled radiator, ceiling light point, and a UPVC double glazed window to the rear elevation.

## Family Bathroom

6'0" x 9'3" (1.85 x 2.83m)

Beautifully presented and finished to a modern standard, the bathroom is fitted with a three-piece suite comprising a panelled bath with mixer tap, shower attachment and shower screen, wash hand basin with mixer tap over, and a low level WC.

Additional features include tiled flooring, partially tiled walls, a wall mounted heated towel rail, inset ceiling spotlights, and a UPVC double glazed frosted window to the side elevation.

## To The Rear

The rear garden has been thoughtfully designed for ease of maintenance and outdoor enjoyment. Featuring a stylish patio seating area complemented by

Tel: 01978 353000

decorative planted borders, the space provides an ideal setting for relaxing and entertaining. Side access leads through to the front of the property, further enhancing practicality.

#### Garage

Featuring up-and-over garage doors, with power and lighting connected.

#### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

#### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

#### Services.

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

#### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

#### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

#### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

#### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

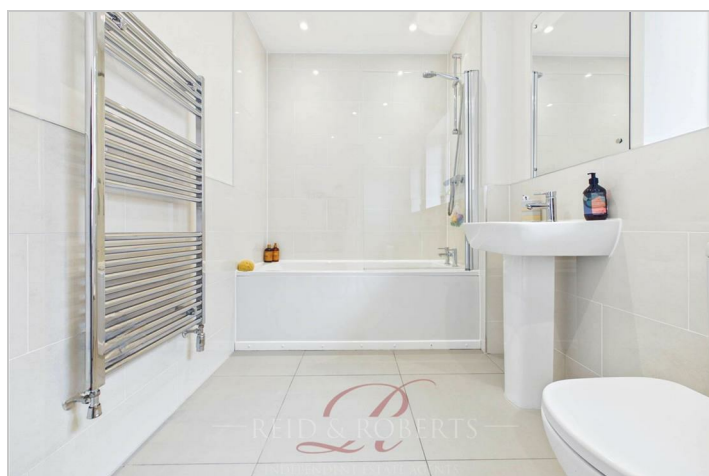
Saturday 9.15am - 4.00pm

#### Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

#### DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



Road Map



Hybrid Map



Terrain Map



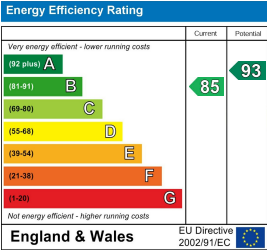
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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