



36 Gredington Close, Wrexham, LL13 9DQ

Price £325,000

A beautifully presented and extended 4 bedroom detached family home with garage, sunny aspect gardens and spacious, well appointed fitted kitchen breakfast room. Located within this established residential development on the fringe of the city centre enjoying excellent road links to all the amenities in Wrexham and Chester to include schools, picturesque parks and convenient shops. The light and airy accommodation has been improved by the current owners in recent years and briefly comprises a composite entrance door, hall with staircase to 1st floor landing and cloaks/w.c. off. The lounge has the warmth of a gas fire and overlooks the front garden. A sociable dining room leads out to the garden through patio doors. The stylish fitted kitchen breakfast room features integrated appliances and plenty of work surface areas and connects through to a playroom/sitting room. The 1st floor landing gives access to the 4 bedrooms and a family bathroom. All 4 bedrooms have fitted/built in wardrobes providing excellent storage space. To the front of the property is a double width drive for parking and a garage together with a lawned area. The side and rear gardens are a particular feature providing excellent outdoor entertaining space for both children and adults with a patio, lawn and summerhouse all enjoying a good degree of privacy. Energy Rating - D (65)

LOCATION

Gredington Close is a small cul de sac situated within the development known as The Links which has been regarded as a sought after residential area for many years due to its convenient location for a variety of amenities including primary and secondary schools, children's nursery, parade of shops at Borrass, doctors, 2 golf courses and picturesque Acton Park all within easy reach. Excellent links roads provide for daily commuting to the major commercial and industrial centres of Wrexham, Chester and the North West.

DIRECTIONS

From Wingetts Office proceed left along Holt Street into Holt Road and continue for approx. 1 ½ miles taking the left hand turning at the second roundabout into Birkdale Road which leads into Milebarn Road. After a short distance take the right turn into The Links, at the end of the cul de sac take the next right into Gredington Close, bear left and the property will be observed on the right.

ON THE GROUND FLOOR

Part glazed composite entrance door opening to:

HALLWAY

With wood effect flooring, radiator, stairs to first floor landing and six panel doors off.

CLOAKS/W.C

Appointed with a modern two piece white suite of wash basin set within vanity unit with mixer tap, low flush w.c with dual flush, part tiled walls, alarm control panel, upvc double glazed window and tiled flooring.

LOUNGE 16'8" x 11'5" (5.1m x 3.5m)

A living flame gas fire sits within a marble fire surround, coving to ceiling, radiator, upvc double glazed window overlooking the front garden and an open aspect to:

DINING ROOM 9'2" x 8'2" (2.8m x 2.5m)

Upvc double glazed sliding patio doors leading out to the rear garden, radiator and six panel door opening to:

KITCHEN/BREAKFAST ROOM 15'8" x 10'9" max (4.8m x 3.3m max)

Well appointed with a stylish white gloss range of base and wall cupboards complimented by plenty of work surface areas incorporating a four ring electric hob with stainless steel extractor hood above and splashback, oven/grill, integrated microwave, integrated dishwasher, integrated fridge freezer, integrated washing machine, black 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, pan and cutlery drawers, vertical radiator, tiled flooring, inset ceiling lighting, coving and part glazed door opening to:

PLAYROOM/SITTING ROOM 9'10" x 7'10" (3m x 2.4m)

Useful storage cupboard, tiled flooring, part glazed composite external door to front and upvc French doors opening to the rear garden.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, six panel doors off to all rooms and airing cupboard housing the hot water cylinder with slatted shelving.

BEDROOM ONE 13'5" x 8'6" (4.1m x 2.6m)

Upvc double glazed window to front, radiator and fitted sliding door wardrobes.

BEDROOM TWO 11'9" x 8'2" (3.6m x 2.5m)

Upvc double glazed window to front, radiator, fitted wardrobes, drawer units and built-in storage cupboard.

BEDROOM THREE 9'6" x 8'6" (2.9m x 2.6m)

Upvc double glazed window to rear, radiator, mirror fronted sliding door wardrobes with fitted desk area and shelving and overhead storage cupboard.

BEDROOM FOUR 8'6" x 8'2" (2.6m x 2.5m)

Upvc double glazed window to rear, sliding door mirror fronted wardrobes and radiator.

BATHROOM

Appointed with a white suite of pedestal wash basin with mixer tap, low flush w.c with dual flush, bath with mixer tap and electric shower over, fully tiled walls, extractor fan, upvc double glazed window and heated towel rail.

OUTSIDE

The property is approached via a double width driveway alongside a lawned garden and path to entrance door.

GARAGE 18'4" x 8'2" (5.6m x 2.5m)

Having a metal up and over door, side personal door, lighting, power sockets and Worcester gas central heating boiler.

GARDENS

A lockable side garden gate leads to a pleasant brick paved courtyard and path which leads to the rear garden which enjoys a sunny and private aspect to include a brick paved patio for outdoor entertaining, summerhouse, lawn and flowerbeds, all enclosed within timber fencing to provide a safe and secure environment.

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).

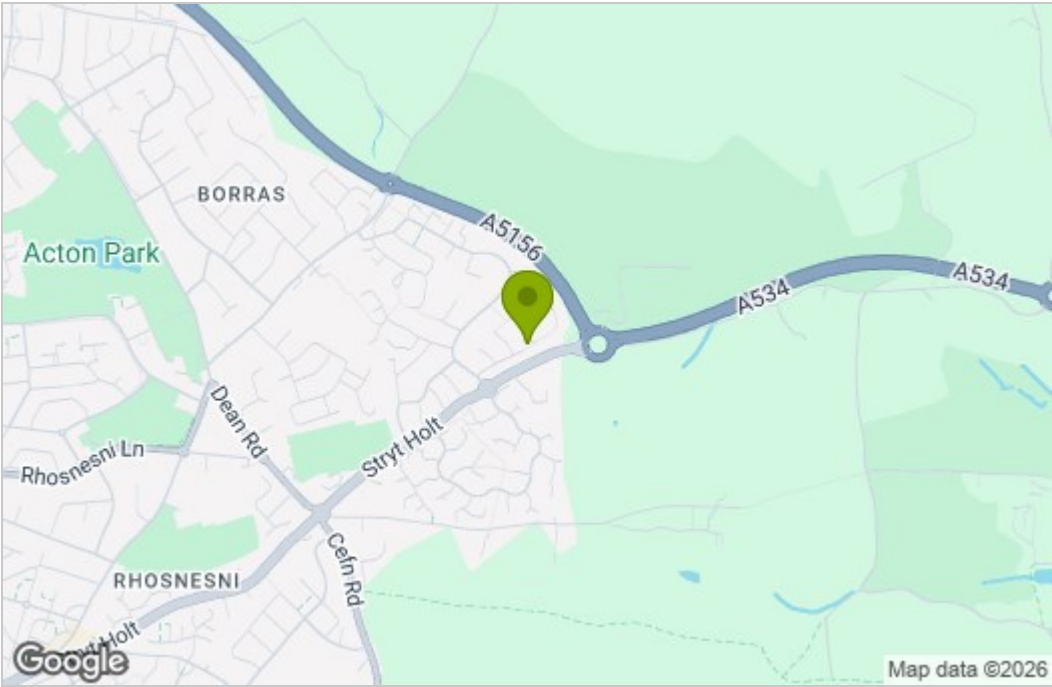




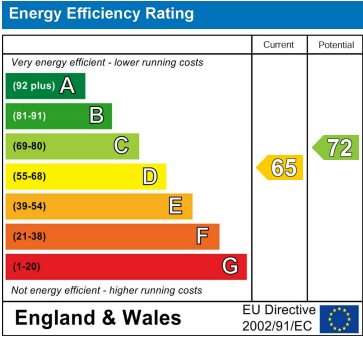
Floor Plan



Area Map



Energy Efficiency Graph



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