



Offers Over £400,000

 4 Bedrooms

 3 Bathrooms

Field View, Gutter Hill, Johnstown,
Wrexham LL14 1LT

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General Remarks

An outstanding individual modern detached residence proving well proportioned and appointed four bedroom / three bathroom accommodation of c.2200 square feet arranged over three floors, the lower floor suited as self-contained accommodation for an independent relative or investment.

This attractive individual detached property was constructed in 2009 and has since been impeccably maintained. A particular feature of the property is a wide, light and airy stairwell that runs up the central spine of the property. The well proportioned and appointed accommodation is arranged over the three floors, the lower floor of which could be utilised as a secure self-contained unit for an independent relative or investment income. Approached at first floor level by a "drawbridge" pathway it comprises vestibule, dining kitchen with duck-egg blue shaded units, integrated dishwasher and dual fuel range cooker, cloakroom, walk-in cupboard and lounge with multi-fuel stove and balcony off to the private south facing rear. Upstairs there are three double bedrooms, one with a walk-in wardrobe and en-suite, together with a family bathroom. On the lower ground floor there is a 19' x 18' games room, double bedroom, bathroom, kitchen/utility room.



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1 King Street Wrexham LL11 1HF

SINCE 1862

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

The house is gas centrally heated and PVCu double glazed. Outside there is paved parking at road level for 4-5 cars with part terraced mainly lawned gardens to the front, one side and rear. To the other side there is a range of galvanised kennels. Timber built workshop and two store sheds. **VIEWING RECOMMENDED.**

Location: The property is situated close to the heart of the village approximately a mile from the nearest access-point onto the A483 which provides dual carriageway access to Wrexham (3 miles) and Chester (12 miles) to the north and to Oswestry (9 miles) and Shrewsbury to the south. The village provides a range of amenities including a Primary School, Dental Surgery and a variety of Shops including a Co-Op Supermarket. Facilities are also available in the neighbouring settlements of Ruabon and Rhos.

The Accommodation which is plain plastered throughout, enhanced by six panel internal doors fitted with chrome furniture comprises :-

On The First Floor:

Entrance Vestibule: 4' 11" x 4' 8" (1.50m x 1.42m) Approached through a part double glazed PVCu framed door. Grey tiled flooring.

Dining Kitchen: 18' 8" x 13' 3" (5.69m x 4.04m) maximum. Fitted duck-egg blue shaded units with contrasting laminate work surfaces including a single drainer one-and-a-half-bowl composite sink with monobloc mixer tap attachment inset into a total of nine-doored base units (including two corner cabinets), two drawer packs and extended work surfaces, beneath which there is an integrated dishwasher. Pull-out tall larder unit with adjacent housing for an American-style fridge freezer. Twelve-doored suspended wall cabinets (two glass-fronted). Slot-in "Stoves" dual fuel range cooker. Part ceramic tiled walls. Television aerial point. BT point. Six double power points exposed with concealed spurs for

appliances. Matching flooring to the Vestibule. Two pendant light points. Radiator.

Inner Hall: 9' 8" x 8' 6" (2.94m x 2.59m) excluding staircases leading up and down. Matching flooring. Feature full-height bay window to the staircases with turned spindles leading off. Walk-in cupboard 5' x 3'5" (1.52m x 1.04m) with cloaks hooks, shelving and light. Digital central heating programmer. Double power point.

Cloakroom: 4' 10" x 4' 8" (1.47m x 1.42m) Fitted two piece white suite comprising a close coupled dual flush w.c. and pedestal wash hand basin with monobloc mixer tap. Half tiled walls. Matching flooring. Extractor fan. Radiator.

Lounge: 18' 8" x 11' 8" (5.69m x 3.55m) Triple aspect with windows to both sides and the rear. Two radiators. Five double power points. Free-standing cast multi-fuel stove with tiled backing. Five double power points. French windows to:

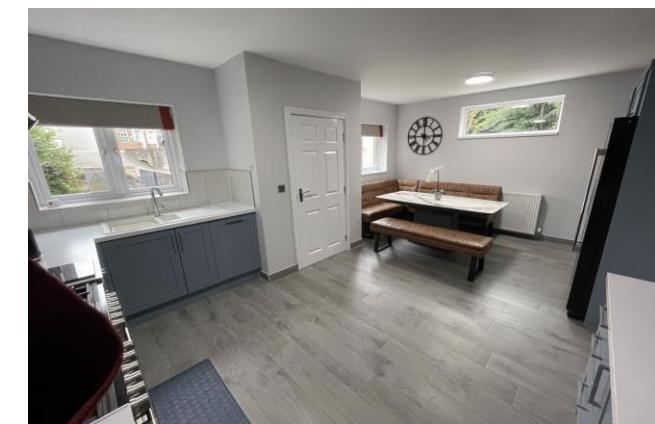
Balcony: 19' 5" x 7' 8" (5.91m x 2.34m) With a wrought-iron surround to the south facing rear.

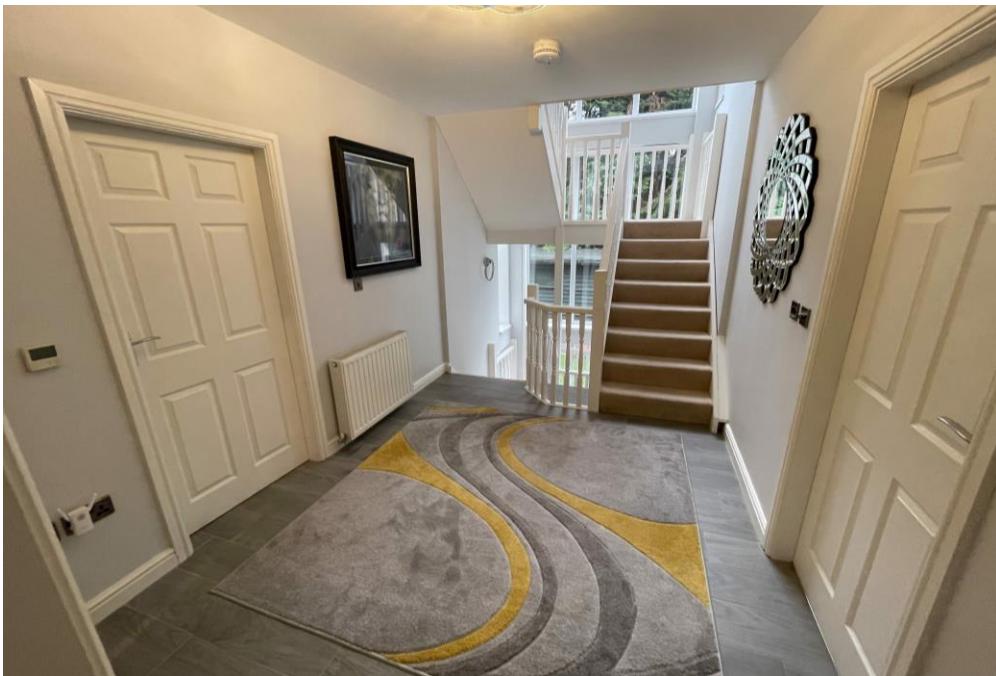
On The Second Floor:

Landing: 10' 6" x 8' 5" (3.20m x 2.56m) Wall-light to staircase approach. Double power point. Loft access-point.

Bedroom 1: 12' 8" x 11' 7" (3.86m x 3.53m) Four double power points. Double-doored walk-in wardrobe 5'9" x 5'6" (1.75m x 1.67m) with hanging rail, shelving and light.

En-Suite Shower Room: 5' 9" x 5' 7" (1.75m x 1.70m) Fitted three piece white suite comprising a corner shower tray with screen enclosure, mains thermostatic shower and ceramic tiled walls; close coupled dual flush w.c. and pedestal wash hand basin. Extractor fan. Wall mirror. Electric shaver point. Radiator. Ceramic tiled floor.









Bedroom 2: 13' 4" x 9' 2" (4.06m x 2.79m) maximum. Radiator. Two double power points.

Bedroom 3: 13' 4" x 9' 1" (4.06m x 2.77m) Radiator. Three double power points.

Bathroom: 8' 5" x 5' 7" (2.56m x 1.70m) Fitted three piece white suite comprising a p-shaped bath with shower screen, "Mira" electric shower and monobloc shower mixer tap attachment. Combination semi-recessed wash hand basin and combined w.c. with cupboard storage around and beneath. Part contrasting chamfered brick-effect tiled

walls. Ceramic tiled floor. Electric shaver point. Radiator. Extractor fan.

On The Lower Ground Floor:

Hallway: 8' 2" x 5' 9" (2.49m x 1.75m) maximum including staircase. Double power point. Radiator. Part tiled and strip oak flooring. Cloaks cupboard with hanging rail.

Inner Hall: 12' 11" x 5' 4" (3.93m x 1.62m) Ceramic tiled floor. Radiator. Double power point.

Games/Family Room: 19' 2" x 18' 4" (5.84m x 5.58m) Free-standing cast multi-fuel stove with tiled backing. Triple aspect with French windows to the rear garden. Strip oak flooring. Four pendant light points. Two radiators. Five double power points.

Bedroom 4: 13' 7" x 10' 6" (4.14m x 3.20m) maximum. Two double power points. Radiator. Corner boiler cupboard accommodating a "Worcester" combination gas-fired unit.

Bathroom: 8' 9" x 5' 6" (2.66m x 1.68m) Fitted three piece white suite comprising a panelled bath with folding screen and mains thermostatic shower above, pedestal wash hand basin and close coupled dual flush w.c. Radiator. Ceramic tiled floor. Extractor fan.

Kitchen/Utility Room: 13' 1" x 7' 6" (3.98m x 2.28m) Fitted commercial-sized single drainer stainless steel sink unit with adjacent range of three-doored base cabinets and extended work surface. Separate work surface with plumbing for a washing machine and space for a dryer beneath. Ceramic tiled splash-back. Ceramic tiled floor. Four double and one single power points exposed with concealed spurs for appliances. Part double glazed PVCu framed external door.

Outside: From the roadway there is a wide paved Parking Area with space for 4-5 cars leading to a drawbridge entrance to the front door. A sleeper, concreted and coloured gravel pathway with easy steps leads down via a lawned garden to a lower level, off which there is a galvanised Store 10' x 7'8" (3.04m x 2.33m) and a timber built Workshop 19'6" x 9' average (5.94m x 2.74m) with electric light and power points. Further adjoining wooden Store 12' x 5'6" (3.65m x 1.67m). Lawned rear garden. To the other side elevation there is a range of galvanised Kennels 34' x 5'3 (10.35m x 1.60m). Outside tap. Lighting system and power points.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler situated in the cupboard off the Fourth Bedroom. The property is wired for BT broadband. A CCTV camera system is installed.

Note: Certain fitted floor, window coverings and light fittings are available by negotiation.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 78|C.

Council Tax Band: The property is valued in Band "F".

Directions: For satellite navigation use the post code LL14 1LT. Leave the A483 town by pass at junction 3 Croesfoel roundabout by Starbucks. Take the exit for Johnstown/Rhos. Proceed for about a mile into the village before turning right onto Gutter Hill at the first set of traffic lights. The property will be seen on the left hand side after about 250 yards just after the delicensed Grapes Pub on the right.



TOTAL

Approx. 203.07 sq. metres (2185.8 sq.feet)

