



Fern Hurst

Wrexham | LL11 4TN

Offers In Excess Of £350,000

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An impressive, well presented 4 bedroom detached family home located in the semi-rural village of Summerhill. This superb property offers spacious and versatile living accommodation offering a large well appointed kitchen/family room, large conservatory, 2 further reception rooms, 4 double bedrooms and a fantastic garden to the rear, all of which can only truly be appreciated when viewing. The village of Summerhill benefits from a number of local amenities close to hand as well as having excellent access to Wrexham city centre and major road routes for commuting. In brief the property comprises of; hallway, sitting room, lounge, conservatory and down stairs w.c to the ground floor and 4 bedrooms and bathroom to the first floor.

- A stunning 4 bedroom detached property
- 2 Reception rooms
- Large Conservatory
- Beautifully appointed kitchen and bathroom
- large rear garden
- 4 Double bedrooms
- MUST BE VIEWED TO BE APPRECIATED
- NO CHAIN



Hallway

With carpeted flooring, stairs off to the first floor, double glazed window.

Sitting Room

10'7" x 9'10" (3.25m x 3.01m)

With an attractive feature fireplace with slate hearth and stone mantel, double glazed window to the front, carpeted flooring.

Lounge

14'2" x 11'2" (4.32m x 3.42m)

Well presented with wood effect flooring, feature open fireplace, double glazed window to the side.

Conservatory

23'5" x 11'4" (7.15m x 3.46m)

A fantastic extra living space being impressively spacious with double glazed windows, french doors off to the rear garden, wood effect flooring, door into the rear porch.

Kitchen/Dining/Family room

24'6" x 13'10" (7.47m x 4.24m)

A stunning, superbly appointed kitchen offering a comprehensive range of wall, drawer and base units, marble effect work surfaces with inset ceramic sink, large island/breakfast bar with units under, integrated dishwasher, large cooker with electric double oven and 5 ring gas hob, large American style fridge/freezer, plumbing for a washing machine, door to a storage cupboard, wood effect flooring, wood burner, slate hearth, timber mantel, 2 double glazed windows, double glazed window to the side.

Rear Porch

5'1" x 5'5" (1.55m x 1.67m)

With wood effect flooring, stable door off to the side of the property, coat hanging space.

Downstairs w.c

Fitted with a low level w.c, wash hand basin, tiled floor, double glazed window.

First Floor Landing

With carpeted flooring, access to the loft space, cupboard housing the gas combination boiler.

Bedroom 1

14'2" max x 11'1" (4.34m max x 3.40m)

Spacious and well presented with 2 double glazed windows to the rear, fitted wardrobes, carpeted flooring.

Bedroom 2

14'2" x 9'8" (4.33m x 2.97m)

A spacious bedroom with a double glazed window to the front offering fantastic far reaching views, carpeted flooring.

Bedroom 3

14'0" x 8'0" (4.29m x 2.45m)

A double bedroom with a double glazed window to the front again having fantastic views, carpeted flooring.

Bedroom 4

14'3" x 7'1" (4.35m x 2.18m)

Another double bedroom with 2 double glazed windows to the rear, carpeted flooring.

Bathroom

9'9" x 8'7" (2.98m x 2.63m)

Superbly appointed with a low level w.c with a concealed cistern, wash hand basin with vanity unit under, bath, large shower with 'Rainforest' style shower, tiled flooring, double glazed window.

Outside

A real feature of the property is the generous,, well maintained rear garden which has a gravelled





driveway and steps up to a part gravelled area to one side and a vegetable patch to the other side. More steps lead up to the top tier where there is a large lawned garden with a decked seating area. You can also appreciate the superb views from the top tier.

To one side of the property is a good size paved area with ornamental fish pond.

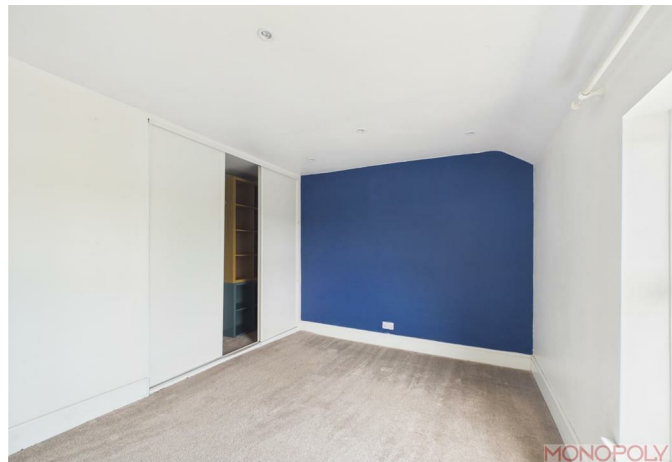
To the front is a raised lawn garden and to the side are double cast iron gates opening on to the gravelled driveway providing ample off road parking and leading to a large garage with up and over door.

Additional Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







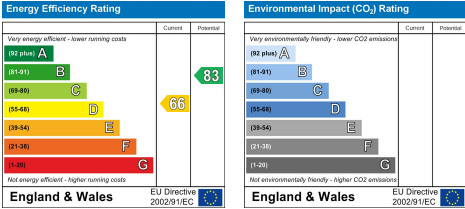


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