



Hedgeway Close | Rhostyllen | Wrexham | LL14 4EY

Offers in excess of £290,000



ROSE RESIDENTIAL

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This generously proportioned three bedroom detached family home offers spacious and versatile accommodation throughout, having been extended to provide an excellent range of living spaces. The ground floor comprises a welcoming entrance hallway, spacious lounge with inset log burner, modern kitchen opening into a generous breakfast area with direct access to the rear garden, two versatile additional reception room, useful utility area with internal access to the integral garage and a downstairs cloakroom. To the first floor are three well-proportioned bedrooms, together with a spacious family bathroom and excellent built-in storage. Externally, the property benefits from ample off-road parking to the front, an integral garage and a particularly generous rear garden, predominantly laid to lawn with mature hedging and shrubs and a paved patio seating area.

Entrance & Hallway

A part-glazed UPVC entrance door opens into an initial porch area, with a further glazed door leading through to the generously proportioned main hallway, creating a bright and welcoming first impression. A side facing UPVC double glazed window provides additional natural light, while doors give access to the lounge and downstairs WC. An archway leads through to a further hallway area, providing access to the kitchen and an additional hall, where a part glazed UPVC door opens to the side of the property.

Lounge

12'9" x 13'9" (3.91m x 4.21m)

An exceptionally spacious and inviting reception room, enjoying an abundance of natural light from a large front facing UPVC double glazed window. The chimney breast creates an attractive focal point, incorporating an inset log burner set upon a tiled hearth. The room is further complemented by fitted carpet and a radiator.





Additional Reception Room

9'10" x 8'2" (3.02m x 2.51)

A versatile additional reception room, ideal for use as a cosy sitting room, snug or home office. The room benefits from a rear facing UPVC double glazed window overlooking the rear garden, allowing plenty of natural light into the space, and is further complemented by fitted carpet and a radiator.

Kitchen & Breakfast Room

19'8" x 9'6" (max) (6.01m x 2.92m (max))

An impressive and generously proportioned kitchen/breakfast room, providing an excellent space for both everyday living and entertaining. The kitchen is fitted with a modern range of Shaker-style wall, base and drawer units complemented by wood-effect work surfaces and tiled splashbacks, with a breakfast bar providing additional seating. A wide opening flows seamlessly into the spacious breakfast area, which benefits from a distinctive arched window and glazed French doors opening directly onto the rear garden. The room is further complemented by wood-effect flooring, inset ceiling spotlights and a radiator.

Utility Room

7'10" x 5'3" (2.40m x 1.62m)

A useful and practical space fitted with a range of wall and base units complemented by work surfaces and tiled flooring. An internal door provides convenient direct access into the adjoining garage.

Study/Office

7'8" x 12'11" (2.36m x 3.96m)

Forming part of an extension to the property, this versatile additional living space offers a variety of potential uses, including a sitting room, additional bedroom or home office. The room benefits from a rear facing UPVC window, laminate flooring and a radiator.

Downstairs w/c

Fitted with a low level WC and vanity wash hand basin, complemented by partly tiled walls and tiled flooring. A side facing UPVC double glazed window with privacy glass provides natural light while maintaining privacy.

Stairs & Landing

Stairs rise from the entrance hallway to a spacious first-floor landing, benefiting from a side facing UPVC double glazed window. Doors provide access to all bedrooms and the family bathroom, while a generously sized airing cupboard with fitted shelving provides useful additional storage.

Bedroom One

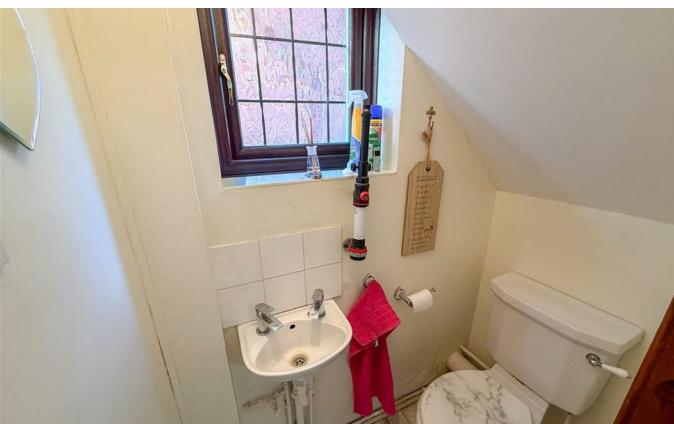
11'3" x 12'9" (3.43m x 3.89m)

A generously proportioned bedroom benefiting from a rear facing UPVC double glazed window, allowing plenty of natural light into the room. The bedroom is further complemented by fitted carpet and a radiator, with ample space for a range of bedroom furniture.

Bedroom Two

9'8" x 12'11" (2.95m x 3.94m)

A further well proportioned double bedroom, benefiting from a range of fitted bedroom furniture including wardrobes and over bed storage units. The room is further complemented by a front facing UPVC double glazed window, fitted carpet and a radiator.



Bedroom Three

8'3" x 9'2" (2.54m x 2.80m)

The smallest of the three bedrooms, yet still offering good proportions and comfortably accommodating a single bed along with additional bedroom furniture. The room benefits from a rear facing UPVC double glazed window, fitted carpet and a radiator.

Family Bathroom

A spacious bathroom appointed with a white suite comprising a low-level WC, vanity wash hand basin and panelled shower bath with fitted shower and glazed screen. The walls are fully tiled, while a front facing UPVC double glazed window with privacy glass allows plenty of natural light into the room. A generously sized built-in storage cupboard provides useful additional storage.

External

The property is approached via a generous block-paved driveway providing ample off-road parking and access to the integral garage, complemented by low-maintenance gravelled areas to the front. Gated side access leads through to a particularly generous rear garden, predominantly laid to lawn and bordered by a variety of mature hedging and shrubs, providing an excellent degree of greenery. A paved patio area adjoining the property provides space for outdoor seating and entertaining, while the garden also benefits from useful external storage.

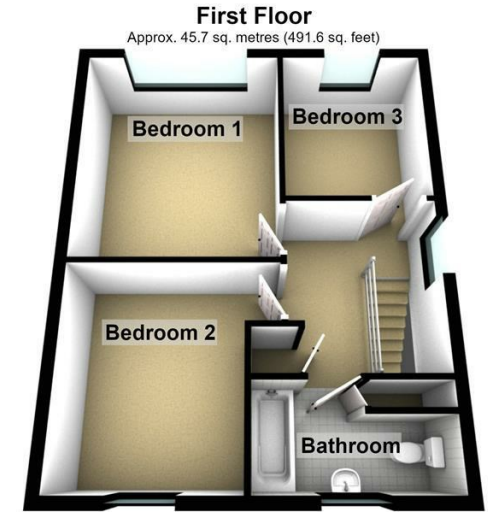
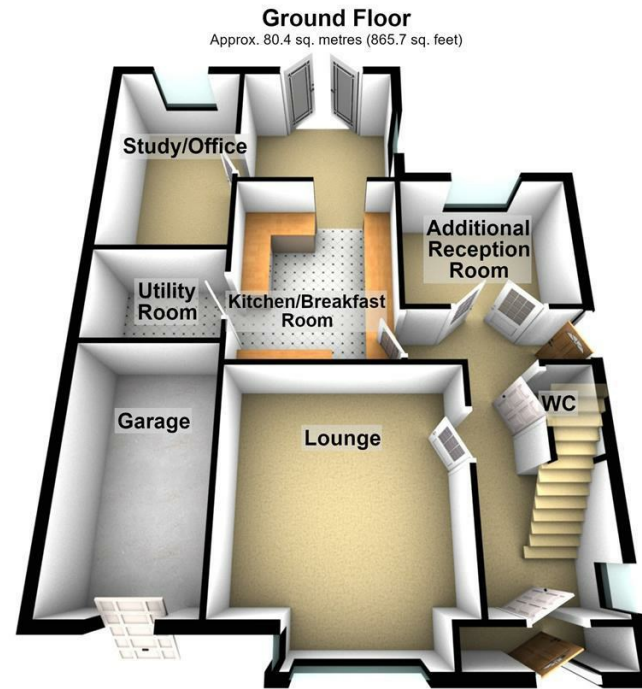
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Total area: approx. 126.1 sq. metres (1357.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wrexham

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