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Wrexham | | LL13 7ER

£415,000

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Wrexham | | LLI3 7ER

Situated in a highly desirable residential location close to Erddig National Trust, this impressive four-bedroom detached family home offers generous living accommodation and the added benefit of a detached double garage. The property briefly comprises a welcoming entrance hallway with downstairs WC, a spacious kitchen/dining room with separate utility, and two versatile reception rooms including a living room with French doors opening onto the garden and an additional sitting room, ideal as a playroom, snug or home office. The layout provides excellent flexibility for modern family living. To the first floor, a spacious landing leads to four double bedrooms, all benefiting from built-in wardrobes. The principal bedroom enjoys a dressing area and en-suite shower room, while a second bedroom also benefits from its own en-suite. A family bathroom serves the remaining bedrooms. Externally, the property enjoys a landscaped rear garden with pleasant greenery views beyond, along with a driveway providing ample off-road parking and access to the detached double garage. Howards Field is a popular and well-established development within walking distance of Erddig National Trust, offering beautiful parkland walks right on the doorstep. Wrexham City Centre is also within easy reach, providing a wide range of shops, restaurants and leisure facilities. Hickories Smokehouse is nearby, and the A483 is just a short drive away, offering excellent transport links to Chester, Oswestry and beyond.

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- ENTRANCE HALL WITH DOWNSTAIRS WC
- SPACIOUS KITCHEN/DINING ROOM
- TWO ADDITIONAL RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH DRESSING AREA AND EN-SUITE
- SECOND BEDROOM WITH EN-SUITE
- MODERN FOUR PIECE FAMILY BATHROOM
- DETACHED DOUBLE GARAGE AND DRIVEWAY
- LANDSCAPED GARDEN TO THE REAR
- EXCELLENT LOCATION CLOSE TO ERDDIG NATIONAL TRUST



Entrance Hall

Composite door leads into entrance hallway with parquet style flooring, panelled radiator, under stairs storage cupboard, two ceiling light points, stairs to first floor, doors to kitchen, living room and sitting room.

Open Plan Kitchen/Dining Area

Spacious open plan kitchen/dining/living area with the kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include gas range cooker with extractor, dishwasher and fridge-freezer. Stainless steel sink unit with mixer tap over. Kitchen island with integrated storage. Opening into the dining area with space for table, tiled flooring throughout, three ceiling light points, radiator, two, uPVC double glazed windows to the side and rear elevation and uPVC French doors to the rear garden. Doors leading to utility, sitting room and hallway.

Utility

Housing a range of wall and base units with complimentary work surface over. Space and plumbing for washing machine and tumble dryer. 1.5 stainless steel sink unit with mixer tap over. Ceiling light point, tiled floor, panelled radiator and composite door to the rear.

Living Room

Spacious living room with uPVC double glazed bay window to the front elevation and uPVC double glazed French doors to the rear garden. Carpet flooring, two radiators, two ceiling light points and double doors into the hallway.

Sitting Room

UPVC double glazed bay window to the front elevation, carpet flooring, panelled radiator and

ceiling light point. Doors to inner hallway and kitchen area.

Downstairs WC

Two piece suite comprising low-level WC and pedestal wash hand basin. UPVC double glazed frosted window to the front elevation. Tiled floor, part-tiled walls, extractor and panelled radiator.

Landing Area

Spacious landing area with carpet flooring, airing cupboard, recessed LED lighting, ceiling light point, carpet flooring, panelled radiator and doors to all bedrooms and family bathrooms.

Principal Suite with Dressing Area

UPVC double glazed window to the side/rear elevation. Housing a generous range of fitted wardrobes, vanity table, dressing area with two additional built in wardrobes, carpet flooring, two ceiling light points, panelled radiator and door into en-suite.

Principal En-suite

Three piece suite comprising low-level WC, wash hand basin and double enclosed shower cubical. Chrome heated towel rail, tiled floor, part-tiled walls, extractor, ceiling light point and uPVC double glazed frosted window to the side elevation.

Bedroom Two

UPVC double glazed window to the front elevation. Built in wardrobe, carpet flooring, ceiling light point, panelled radiator and door leading into en-suite.

En-suite

Three piece suite comprising low-level WC, wash hand basin and double enclosed shower cubical. Panelled radiator, tiled floor, part-tiled walls, extractor, ceiling light point and uPVC double glazed frosted window to the front elevation.





Bedroom Three

UPVC double glazed window to the front elevation. Built in wardrobe, carpet flooring, ceiling light point and panelled radiator.

Bedroom Four

UPVC double glazed window to the rear elevation. Built in wardrobe, carpet flooring, ceiling light point, panelled radiator and access to loft with ladder.

Family Bathroom

Four piece family bathroom comprising a low-level WC, wash hand pedestal, panelled bath and a separate walk-in shower cubical. Chrome heated towel rail, tiled floor, part-tiled walls, ceiling light point, extractor and uPVC double glazed window to the rear elevation.

Double Garage

Detached double garage with pitched roof, up and over doors, power and lighting.

Outside

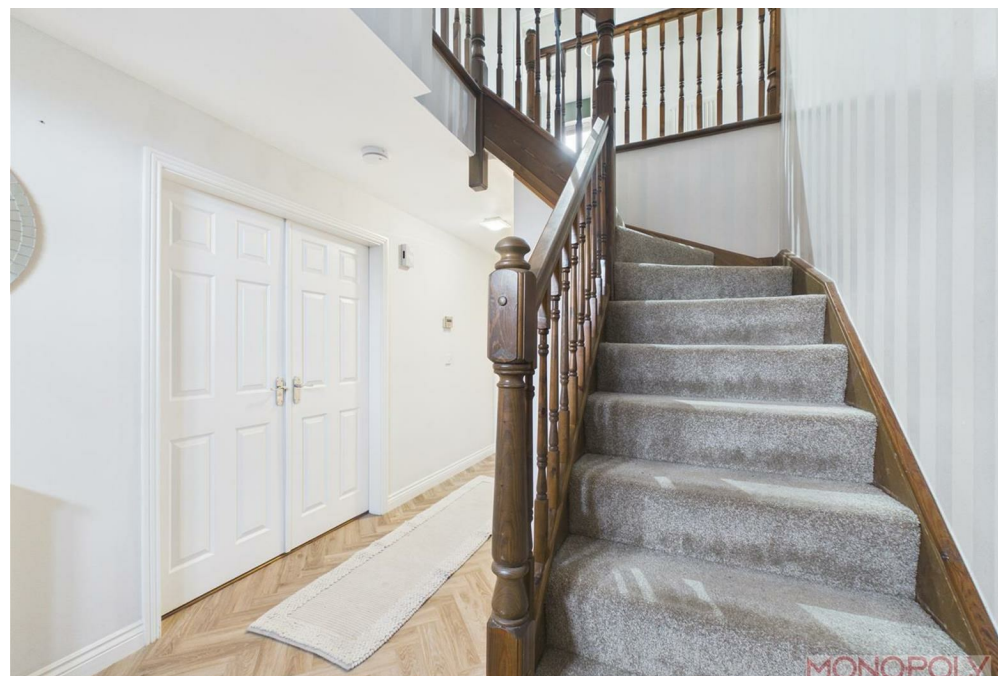
The property has a traditional frontage with decorative stone to the borders. Alongside the home is a tarmac driveway leading to a detached garage. There is access to the rear garden via a side gate. The rear garden comprises of a paved patio area, lawned garden and timber shed. To the boundaries are fence panels for privacy and security. Additionally there is outdoor power sockets, lighting and a tap.

Important Information

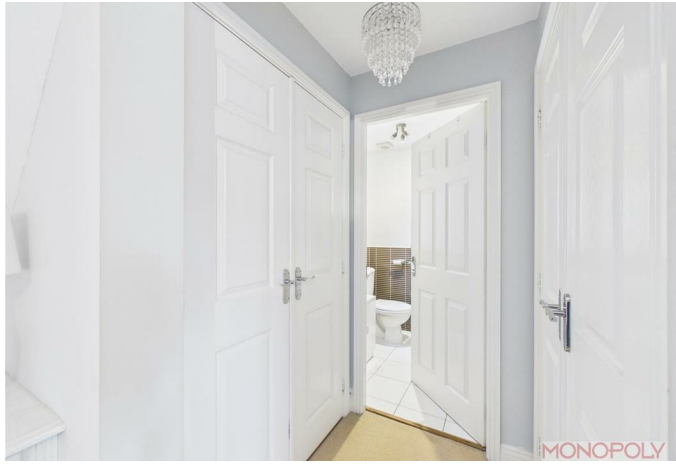
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

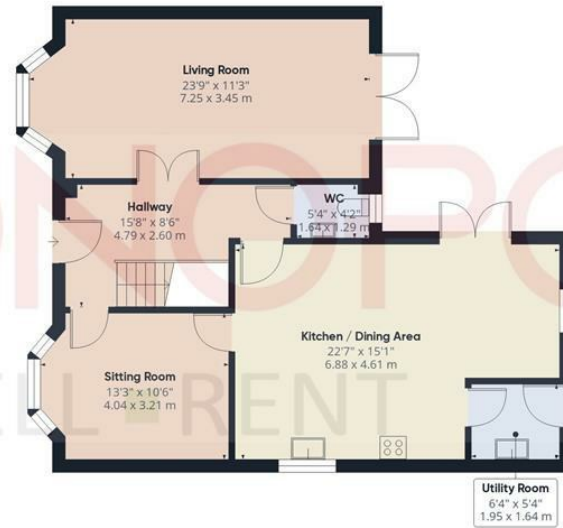
of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







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Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1654 ft²
 153.4 m²
 Reduced headroom
 19 ft²
 1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

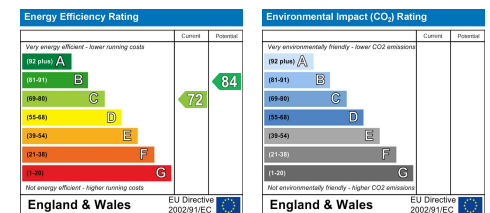
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MONEY LAUNDERING REGULATIONS 2003

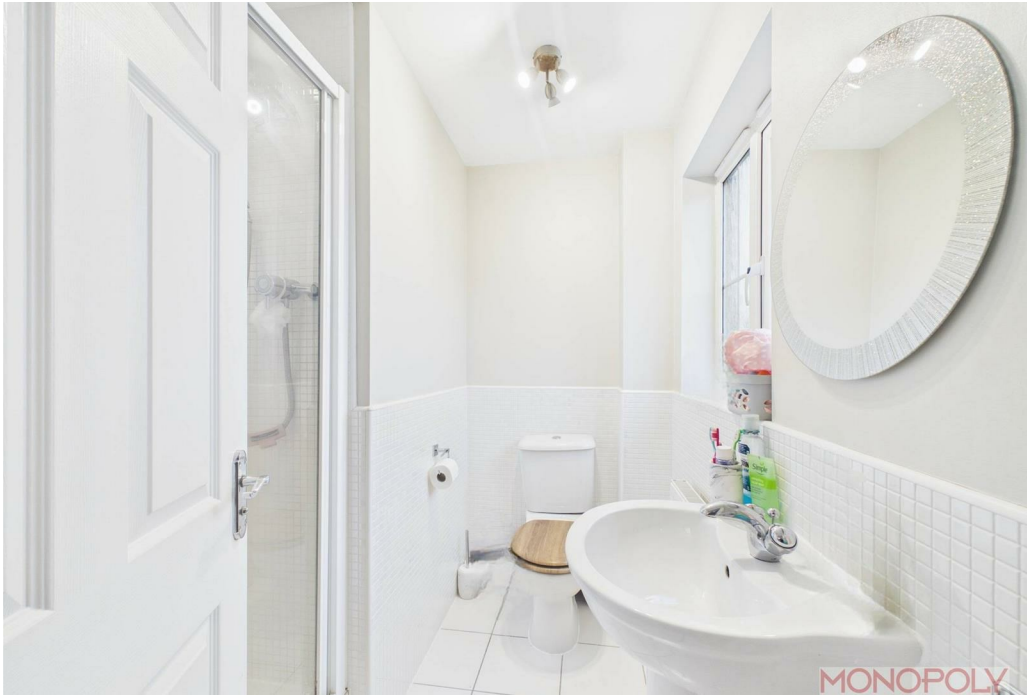
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