



Floor 0 Building 1



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Approximate total area<sup>(1)</sup>  
1090 ft<sup>2</sup>  
101.2 m<sup>2</sup>

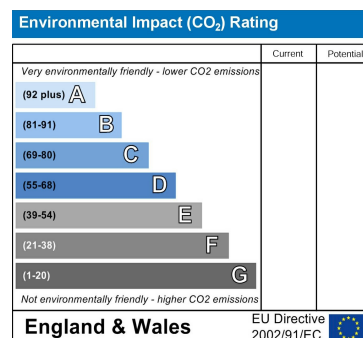
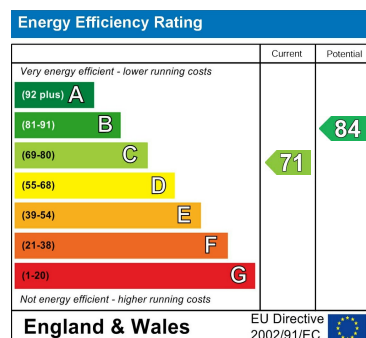
Reduced headroom  
23 ft<sup>2</sup>  
2.1 m<sup>2</sup>

(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.

GIRAFFE360



**48 Annfield Park**  
Gresford, Wrexham,  
LL12 8NR

**Offers Over**  
**£375,000**

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Immaculately Presented Detached Home!

Situated on a generous corner plot in the desirable village of Gresford, this immaculately presented four-bedroom detached property offers spacious, stylish living ideal for both families and downsizers alike. The home boasts a beautifully appointed kitchen with granite work surfaces and integrated appliances, flowing through to a bright sun room with French doors leading out to the private rear garden—perfect for entertaining or relaxing.

The generous lounge features a stunning fireplace, creating a cosy focal point, while four well-proportioned bedrooms provide ample space, including a master with en suite and a contemporary family bathroom. Outside, the property offers off-road parking and landscaped garden areas, all within a peaceful, established residential setting. With its versatile layout, high-quality finishes, and convenient location close to local amenities and transport links, this home combines comfort, style, and practicality.

Early viewing is highly recommended to fully appreciate everything this standout property has to offer.



**Hallway**

This welcoming hallway features light parquet flooring and neutral walls, creating a bright and airy introduction to the home. A modern chandelier adds a touch of elegance, while a staircase with wooden banister leads to the upper floor. The layout allows easy access to adjacent rooms, presenting a practical and inviting space on arrival.

**Living Room**

6.18 x 3.95 m (20'3" x 12'11")



The living room is a spacious, comfortable area with carpeting and a large window long with French doors that fill the room with natural light. It features a central fireplace as a charming focal point, surrounded by neutral walls. The room provides a relaxing space for seating and entertainment, with ample room for sofas and chairs.

**Dining Room/Bedroom 4**

2.91 x 2.85 m (9'6" x 9'5")



This dining room is well-proportioned, with parquet flooring

and a large window overlooking the garden, allowing plenty of daylight to brighten the space. The neutral decor creates a versatile backdrop suitable for various dining furniture styles, making it an ideal area for family meals and entertaining guests.

**Kitchen**

3.45 x 2.98 m (11'3" x 9'9")



The kitchen is contemporary and practical, fitted with sleek white cabinetry and black granite worktops that provide ample workspace. Integrated appliances include an oven and stove with a glass extractor hood, larder style fridge/freezer, dishwasher and washing machine. The space is well-lit by a window overlooking the garden, and it opens through to the sunroom, creating a pleasant flow for casual dining or relaxing.

**Sunroom**

2.41 x 3.23 m (7'11" x 10'6")



Connected to the kitchen, the sunroom is a bright and airy space with windows along three sides, allowing views over the garden. It features a ceiling fan light fitting and a door leading outside, creating a lovely spot to enjoy natural light while relaxing or entertaining.

**Bedroom 1**

3.25 x 3.91 m (10'7" x 12'10")



The ground floor bedroom is a charming and cosy space with light carpeting and neutral decor. A large window provides garden views and ample daylight. The room is designed with simplicity in mind, offering a large range of fitted wardrobes complete with both hanging and shelving.

**Bedroom 2**

2.88 x 5.09 m (9'5" x 16'8")



The first-floor bedroom is a generous size with sloping ceilings and a window that looks out over the garden. Fitted with carpet and neutral walls along with fitted wardrobes and an en suite leading off.

**Bedroom 3**

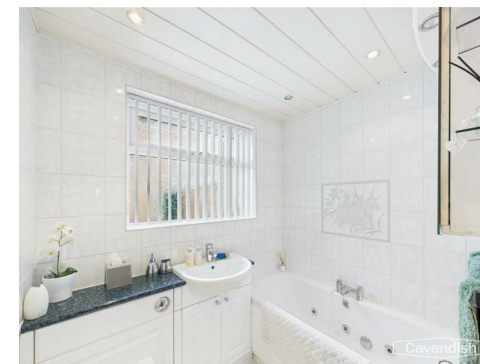
2.88 x 2.85 m (9'5" x 9'6")



This first-floor bedroom has sloped ceilings, carpet flooring and a window that allows natural light to enter. There is also storage space available in the eaves.

**Bathroom**

1.70 x 2.83 m (5'6" x 9'3")



The bathroom on the ground floor is bright and practical with tiled walls and flooring. It includes a large bathtub with a built-in jacuzzi feature, a vanity unit with wash basin, and a window for natural light. The room benefits from a clean and fresh atmosphere ideal for relaxation.

**Shower Room**

1.09 x 2.40 m (3'6" x 7'10")



The first-floor shower room is compact yet efficient, featuring a stand-in shower cubicle, wash basin, and tiled walls in a light cream tone. There is a small window providing ventilation and daylight, making the space fresh and functional.

**Rear Garden**

The garden surrounds the property with neatly maintained lawns bordered by well-shaped hedges and bushes. There is a paved patio area with space for outdoor dining and relaxation, along with gravelled sections and a small seating area, creating a private and pleasant outdoor environment.

**Front Garden**

The front garden is well-kept with a lawn bordered by trimmed bushes and a paved path leading to the front door. The area is open and welcoming, with established greenery adding to the property's curb appeal. There is also a block paved driveway leading to the single, integrated garage.

**Single Garage**

Single garage complete with electric roller up and over door along with power and lighting.

**Location**

Gresford is a highly desirable village on the outskirts of Wrexham, offering a perfect blend of semi-rural charm and modern convenience. The area is well known for its excellent local schooling, making it particularly popular with families. There are a range of everyday amenities within the village, including shops, cafes, and pubs. Gresford is well connected by public transport links, with regular bus services and easy access to Wrexham, Chester, and the wider North West via the A483. Nearby green spaces and scenic walks add to the village's appeal for those who enjoy the outdoors. Its welcoming community and convenient location make it an ideal place to call home.

**ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**FLOORPLAN**

Floorplan included for identification purposes only, not to scale.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**CHESTER**

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**FREEHOLD**

Believed to be Freehold.

**COUNCIL TAX BAND**