



Offers in the region of £400,000

 4 Bedrooms

 3 Bathrooms

13 Summerhill Park, Summerhill,
Wrexham LL11 4SY

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General Remarks

A simply stunning, recently refurbished and remodelled, modern detached four double bedroom, two en-suite, family home with an outstanding 36' long open plan integrated kitchen/dining/living room and double garage in a pleasant location three miles from Wrexham right on the fringe of the village overlooking a Green and the Cheshire Plain.

This modern detached family home has been remodelled and refurbished during the last five years. The immaculate interior decorated in "Farrow and Ball" shades comprises a portico porch, hall with mosaic patterned Karndean flooring, cloakroom, study, lounge with French windows to a covered gazebo with shutter sides, utility room, stunning nearly 37' long kitchen/dining/living room, the kitchen area fitted with grey toned units incorporating "Neff" integrated appliances and the lounge with a cylindrical wood-burner stove. Upstairs a galleried landing leads to four double bedrooms, the master fitted, two en-suite and a family bathroom. The high quality refurbishment has included re-fitted sanitary ware, satin finished switches and door furniture, solar panels with battery storage and PVCu double glazing with matching fascias and new rainwater goods. The property is gas centrally heated from a "Worcester" combi boiler.



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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.

Outside there are two separate drives, one leading to a detached brick double garage over 18' square with electric doors. Open plan lawned front garden and safely enclosed rear. A stunning property which can only be fully appreciated on internal inspection.

Location: The property occupies a slightly elevated cul-de-sac position within a popular established residential development right on the fringe of the village overlooking an open Green Area and the Cheshire Plain beyond. Wrexham centre is about three miles away with the nearest access onto the A483 at Sainsbury's roundabout about two miles distant, from where there is dual carriageway to Chester (12 miles). The neighbouring village of Gwersyllt has a wide range of local amenities including both Welsh and English speaking Primary Schools, Bryn Alyn Secondary School, a neighbourhood Shopping Centre with Lidl and Iceland Supermarkets, various Pubs, a Railway Station, and the Gwyn Evans Sports Complex with swimming pool.

Constructed of brick-faced external cavity walls beneath a concrete tile-clad roof with solar panels to the rear pitch.

Accommodation

On The Ground Floor:

Portico Porch: Inset lighting to ceiling. Security-style part double glazed door to:

Entrance Hall: 23' 2" x 6' 0" (7.06m x 1.83m) and 4' 5" (1.34m). Mosaic patterned Karndean tiled floor. Column radiator. Coved ceiling. Double power point. Smoke alarm. Two pendant light points. Staircase with turned spindles leading off and storage cupboard beneath. Walk-in cloaks cupboard.

Cloakroom: Fitted two piece white suite comprising a vanity wash hand basin and w.c. with concealed cistern. Matching flooring to the Hall. Marbled brick-effect half ceramic tiled walls. Chrome ladder radiator.

Study: 8' 11" x 6' 3" (2.72m x 1.90m) Radiator. Two double power points. Coved ceiling.

Lounge: 20' 5" x 10' 0" (6.22m x 3.05m) and 7' 7" (2.31m). 7' 6" (2.28m) wide French windows with double glazed side reveal to a covered Gazebo at the rear. Tall column radiator. Two pendant light points. Five double power points. Television aerial point.

Utility Room: 8' 6" x 5' 11" (2.59m x 1.80m) Single drainer stainless steel sink unit inset into a single base unit and full-depth work surfaces, beneath which there is plumbing for a washing machine and a free-standing "Worcester" gas-fired central heating boiler. Ceramic tiled splash-back. One double and one single power points. Radiator. Part double glazed external door.

Open Plan Kitchen/Dining/Living Room: 36' 10" x 12' 11" (11.22m x 3.93m) and 11' 2" (3.40m). The Kitchen Area is fitted with grey toned marble-effect laminate fronted units with contrasting white quartz work surfaces including an inset single bowl stainless steel sink set into a range of two-doored base units and extended work surfaces, beneath which there is an integrated dishwasher and three suspended wall cabinets above. Four tall units with separate integrated full-height fridge and freezers, a "Neff" eye-level oven with combination microwave oven above and adjoining tall larder. Contrasting island unit with two sets of panel drawers, one drawer pack and four-doored storage cupboards with an inset halogen hob having ceiling extractor above. Karndean woodblock effect herringbone patterned flooring. Two tall column radiators. Corner "Contura" cylindrical wood-burner stove. Inset and pendant light points. Eight double power points. Television aerial point. Bay window to the front and wide French doors to both side and to the Lounge Area.









On The First Floor:

Landing: Three-quarter staging and galleried stairhead. Shelved storage cupboard. Loft access-point with drop-down ladder to illuminated, part-boarded Attic. Radiator. Double power point. Smoke alarm. Two pendant light points.

Bedroom 1: 20' 5" x 15' 7" (6.22m x 4.75m) and 11' 4" (3.45m). Fitted dark blue shaded furniture comprising triple, two double and one single wardrobes with automatic lighting, matching chest of drawers and dressing table with

illuminated mirror back. Matching bedside units and two over-bed lights. Radiator. Five double power points.

En-Suite Shower Room: 7' 9" x 3' 11" (2.36m x 1.19m) Fitted three piece white suite comprising a full-width shower tray with sliding screen entrance doors and mains thermostatic cascade shower, vanity wash hand basin and w.c. with concealed cistern. Water-proof boarded walls to the shower area with half tiled chamfered brick-effect tiling to the remainder. Illuminated wall mirror. Chrome ladder radiator.

Bedroom 2: 13' 0" x 12' 6" (3.96m x 3.81m) maximum. Dual aspect with windows to the side and rear. Radiator. Three double power points.

En-Suite Shower Room: 7' 8" x 4' 0" (2.34m x 1.22m) Fitted three piece white suite comprising a combination vanity wash hand basin and w.c. with concealed cistern and cupboard storage having a quadrant corner shower tray with screen enclosure and mains cascade thermostatic shower. Tall column radiator. Water-proof boarded walls to the shower area with chamfered brick-effect half tiled walls to the remainder. Vinyl tiled floor. Extractor fan. Inset ceiling lighting.

Bedroom 3: 10' 9" x 10' 4" (3.27m x 3.15m) Radiator. Three double power points. Views over the Green and Cheshire Plain.

Bedroom 4: 12' 1" x 11' 9" (3.68m x 3.58m) Radiator. Three double power points. Similar views.

Bathroom: 7' 11" x 7' 8" (2.41m x 2.34m) Fitted three piece white suite comprising a p-shaped bath with screen and mains cascade shower above, vanity wash hand basin and w.c. with concealed cistern. Three walls fully tiled and one slate-effect wall incorporating three display niches having slate backing and concealed lighting. Tall ladder radiator. Inset ceiling lighting. Extractor fan. Wall mounted bathroom cabinet.

Outside: At the front there is a cobble-effect coloured concreted Secondary Driveway and open plan garden with a matching gated side pathway opening at the rear to a sweeping Patio Area with a Gazebo 9'7" x 8'7" (2.92m x 2.61m) with roller-shutter side and LED lighting. Lawned rear garden with stepped access to a detached brick-built and tiled Double Garage 18'7" x 18'4" (5.66m x 5.58m) fitted with two electric metal up and over doors, electric light and power points and side personal door.

To the front of the garage there is a further double-width block paved drive. Outside tap and lighting system. Seven "Hik Vision" cameras.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the free-standing "Worcester" gas-fired boiler situated in the Utility Room. The solar panels have an output of 5.67KWP and the battery a storage capacity of 10KW.

Tenure: Freehold. Vacant Possession on Completion.

Note: Certain fitted floor coverings, plantation-style blinds and light fittings are available by separate negotiation.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 78|C.

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

Directions: For satellite navigation use the post code LL11 4SY. From the roundabout above the A483 by Sainsbury's and B & Q take the exit signposted Summerhill and Bryn Hyfryd. Continue for about a mile to the next 30 mph speed matrix. Pass through the traffic calming area then bear right where the road splits continuing for approximately half a mile to a mini-roundabout at which turn right into Summerhill Park. Turn first left and the property will be seen after about 50 yards on the right.



