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3 Highgrove Close, Heritage Gardens, Bersham, LL14 4FB

Price £325,000

Located within this popular residential development is this 4 bedroom, 2 bathroom, detached family home with garage and private rear garden situated just a short walk from the picturesque countryside of Bersham with its woodland riverside walks and yet within close proximity to excellent road links to Wrexham, Chester and Shropshire. The accommodation briefly comprises an open fronted entrance porch, hall with stairs to 1st floor and useful store cupboard, cloaks/w.c., bay window fronted lounge and living flame gas fire set within surround, dining room with patio doors leading out to the rear garden, fitted kitchen and a utility. The 1st floor landing connects the 4 well proportioned bedrooms and a bathroom. The principal bedroom has the benefit of an en-suite shower room. Gas fired central heating and double glazing. To the front of the property, a double width drive provides parking for 2 cars alongside a lawned garden and leads to the garage. The rear garden offers outdoor entertaining space for both children and adults with 2 timber decked patios and a lawned area, all of which is enclosed to provide a safe environment. Energy Rating - D (65)

LOCATION
The village of Bersham is steeped in local history and offers a picturesque setting with its riverside and woodland walks together with a public house. Excellent road links provide for daily commuting to the commercial centres of Wrexham, Chester and the North West and convenient facilities together with a primary school are situated within the adjoining village of Rhostyllen. This particular property enjoys a cul de sac position within this development.

DIRECTIONS
Proceed along the A483 by pass taking the exit signposted Johnstown and Rhosllanerchrugog. At the roundabout follow the sign for Rhosllanerchrugog and then take the 1st right turn for Bersham. At the T Junction turn right and then left just before the sports field. Take the next right turn into Heritage Gardens and Highgrove Close will be on the left.

ON THE GROUND FLOOR
Open fronted porch with welcome light and part glazed door opening to:

HALLWAY
With turned staircase to first floor landing, dado rail, alarm control panel, understairs storage cupboard and wood effect flooring.

CLOAKS/W.C
Appointed with a low flush w.c, wash basin, tiled splashback, radiator and double glazed window.

LOUNGE 18'4" x 11'1" (5.6m x 3.4m)
Featuring a walk-in double glazed bay window overlooking the front garden, gas connection point within surround, wood effect flooring, deep coving to ceiling and two radiators.

KITCHEN 9'2" x 8'6" (2.8m x 2.6m)
Fitted with a range of base and wall units complimented by work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap and double glazed window above overlooking the rear garden, four ring gas hob with oven/grill below and extractor hood above, tiled flooring and radiator.

UTILITY 5'10" x 4'7" (1.8m x 1.4m)
Work surface area with space for washing machine and tumble dryer below, space for fridge freezer, wall cupboard, 'Main' gas combination boiler and part glazed external door.

DINING ROOM 10'2" x 9'2" (3.1m x 2.8m)
Double glazed sliding patio doors open to the rear garden, oak effect laminate flooring, radiator and deep coving to ceiling.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
With gallery over stairwell, double glazed window, six panel doors off to all rooms, radiator, airing cupboard with radiator and shelving and ceiling hatch with pull-down loft ladder to partially boarded attic space.

BEDROOM ONE 14'9" x 11'1" (4.5m x 3.4m)
Double glazed window to rear, radiator and connecting door to:

EN-SUITE
Appointed with a pedestal wash basin, low flush w.c, shower enclosure with mains thermostatic shower, radiator, double glazed window, extractor fan and part tiled walls.

BEDROOM TWO 10'5" x 10'5" (3.2m x 3.2m)
Double glazed window to front and radiator.

BEDROOM THREE 10'5" x 6'6" (3.2m x 2m)
Double glazed window to front and radiator.

BEDROOM FOUR 9'6" x 9'2" (2.9m x 2.8m)
Double glazed window to rear, radiator and dado rail.

FAMILY BATHROOM 6'6" x 6'2" (2m x 1.9m)
Appointed with a pedestal wash basin, low flush w.c, bath, part tiled walls, shaver socket, radiator, double glazed window and extractor fan.

OUTSIDE
The property is approached along a double width driveway providing parking and guest parking and leading to:

GARAGE 16'4" x 9'2" (5m x 2.8m)
Having metal up and over door, lighting and power sockets.

GARDENS
The front garden is mainly lawned and a gated path leads to the rear garden which enjoys a good degree of privacy having two timber decked patio areas for outdoor entertaining, lawned garden and cold water tap, all of which is enclosed within timber lapped fencing to provide a safe and secure environment.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

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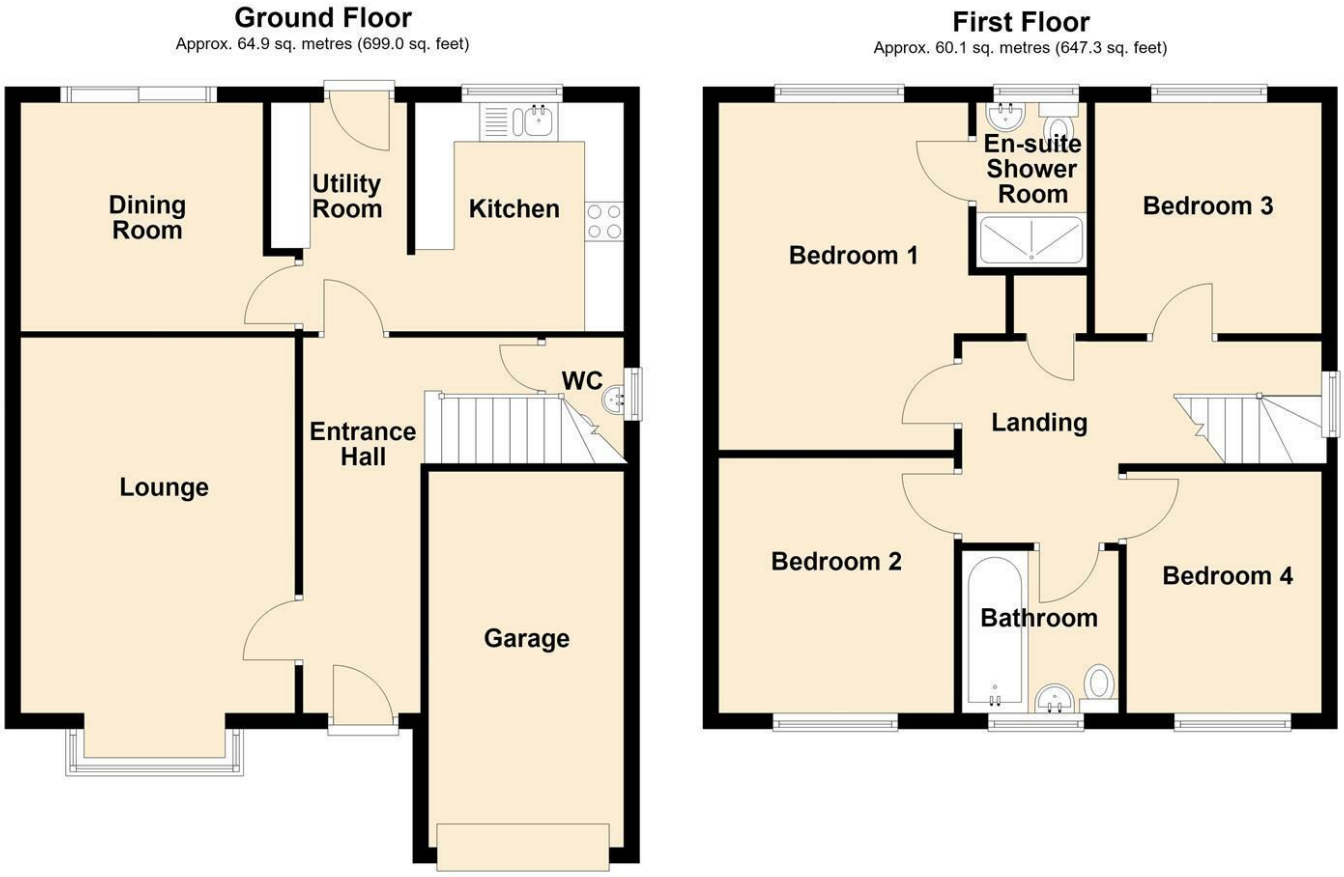
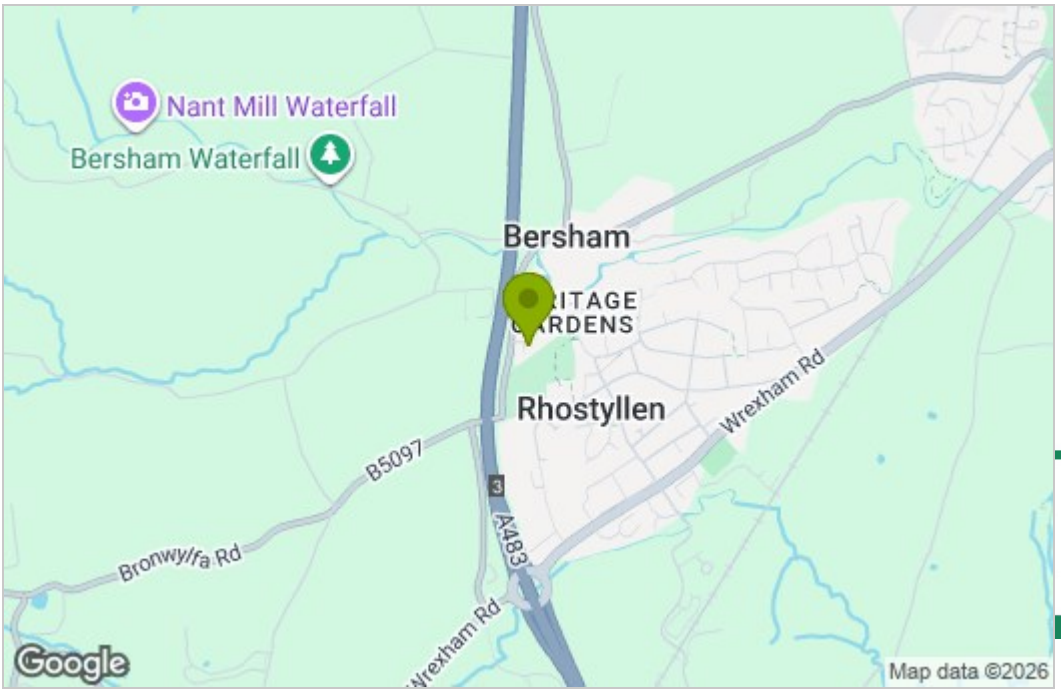
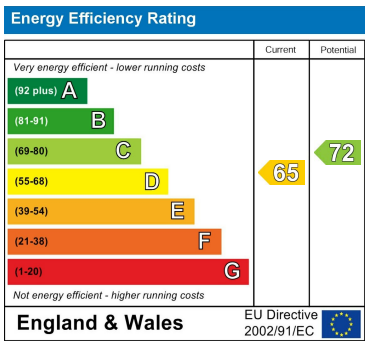
Floor Plan



Area Map



Energy Efficiency Graph



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