

# Wingetts

More than just estate agents



**66 Foxwood Drive, Wrexham, LL14 4JA**

**Offers In Excess Of £315,000**

Situated within the popular Foxwood development, this spacious 4 double bedroom, 2 bathroom detached family home offers practical living blended with sociable entertaining space with a good size open plan kitchen dining room. Located on the fringe of the city centre yet close to Erddig National Trust Parkland, the picturesque hamlet of Bersham, schools, supermarkets and excellent road links, the accommodation briefly comprises a canopy porch, welcoming hall with turned staircase and storage cupboard below, good sized lounge with living flame gas fire, playroom/sitting room, stylishly appointed fitted kitchen with granite work surfaces and integrated appliances, French doors off the dining area leading to the conservatory that overlooks the rear garden, utility and cloaks/w.c. The 1st floor landing connects the 4 double bedrooms and family bathroom. Bedroom 1 benefits from full width fitted wardrobes and an en-suite shower room. To the outside, a private drive provides parking for 3-4 cars and leads to the detached garage. Garden to front and an enclosed rear garden which includes a patio for outdoor dining, lawned area and flower beds. Energy Rating - C (73)

## LOCATION

A popular residential development on the outskirts of Wrexham city centre but close to open countryside. There are excellent facilities nearby that include Morrison's and Aldi Supermarkets, convenience store, bus service and good road links to the A483 by pass that connects Wrexham with Chester and Shropshire. The Wrexham Maelor Hospital, Money Penny Headquarters and Technology Park are within easy reach together with the Erddig National Trust Parkland, picturesque hamlet of Bersham with its heritage links and riverside woodland walks. Primary and Secondary schools are within walking distance.

## DIRECTIONS

From the A483 by pass take the exit signposted Ruthin and Coedpoeth. Turn at the slip road onto the A525 in the direction of Wrexham city centre. Take the 1st right hand turning and continue for approx. ½ a mile to the T-junction at Bersham. Turn left onto Bersham Road and continue for a further 1 mile passing the fields on the left and right. Take the right turn into Foxwood Drive and continue into the development, after the mini roundabout, turn right and continue until the property will be observed within the cul de sac.

## ON THE GROUND FLOOR

Canopy porch with welcome light and upvc double glazed door opening to:

## HALLWAY

Featuring wood effect flooring, alarm control panel, radiator, turned staircase with upvc double glazed window to half landing, understairs storage cupboard, coving and dado rail.

## LOUNGE 14'1" x 11'5" (4.3m x 3.5m)

A well proportioned reception room having upvc double glazed window to front, radiator, living flame gas fire set within surround with marble hearth and coving to ceiling.

## PLAYROOM/SITTING ROOM 10'5" x 8'2" (3.2m x 2.5m)

A versatile room which could also be used as a good sized office with upvc double glazed window to front, radiator and coving to ceiling.

## OPEN PLAN KITCHEN/DINING ROOM 18'4" x 10'9" (5.6m x 3.3m)

A sociable and practical entertaining space with the kitchen area appointed with a stylish range of base and wall cupboards complimented by granite work surface areas with matching upstands incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, integrated dishwasher, integrated fridge freezer, Bosch four ring stainless steel gas hob with ceiling hanging extractor hood above and Bosch double oven/grill below, glass fronted display cabinets, chrome light and electric fittings, radiator and upvc double glazed French doors off the dining area to:

## CONSERVATORY 8'10" x 8'10" (2.7m x 2.7m)

Enjoying a pleasant aspect overlooking the rear garden through upvc double glazed windows on a brick plinth, French doors and tiled flooring.

## UTILITY

Accessed off the kitchen and having grey base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, upvc double glazed window, plumbing for washing machine, Baxi gas combination boiler, radiator and upvc part glazed external door. Connecting door to:

## CLOAKROOM/W.C

Appointed with a low flush w.c, wall mounted wash basin with tiled splashback, radiator, upvc double glazed window and extractor fan.

## ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

## LANDING

With gallery over stairwell, radiator, coving to ceiling, airing cupboard with radiator and slatted shelving, four panel white woodgrain effect connecting doors and ceiling hatch to roof space.

## BEDROOM ONE 11'5" x 11'1" (3.5m x 3.4m)

A good sized principal bedroom having the benefit of full width fitted wardrobes, radiator, upvc double glazed window overlooking the rear garden and four panel white woodgrain effect door opening to:

## EN-SUITE

Appointed with a low flush w.c, pedestal wash basin with tiled splashback, shower enclosure with electric shower unit, upvc double glazed window, radiator, extractor fan, wall light with integrated toothbrush/shaver point.

## BEDROOM TWO 14'1" x 7'6" (4.3m x 2.3m)

Upvc double glazed window to front and radiator.

## BEDROOM THREE 11'1" x 8'6" (3.4m x 2.6m)

Upvc double glazed window to rear and radiator.

## BEDROOM FOUR 9'10" x 7'10" (3m x 2.4m)

Upvc double glazed window and radiator.

## FAMILY BATHROOM

Appointed with a white suite of P shaped bath with mains thermostatic shower and splash screen, part tiled walls, low flush w.c, heated towel rail, upvc double glazed window and extractor fan.

## OUTSIDE

The property has the benefit of a private driveway providing parking for 3-4 cars alongside a lawned and decorative gravelled front garden with a variety of plants and trees.

## GARAGE 15'1" x 10'9" (4.6m x 3.3m)

Metal up and over door, lighting, power sockets, potential attic storage space and side personal door.

## GARDENS

The rear garden can be accessed either side of the property through timber gates and provides a safe and secure environment to include a paved patio for outdoor dining, lawned area, decorative gravel, flowerbeds and cold water tap.

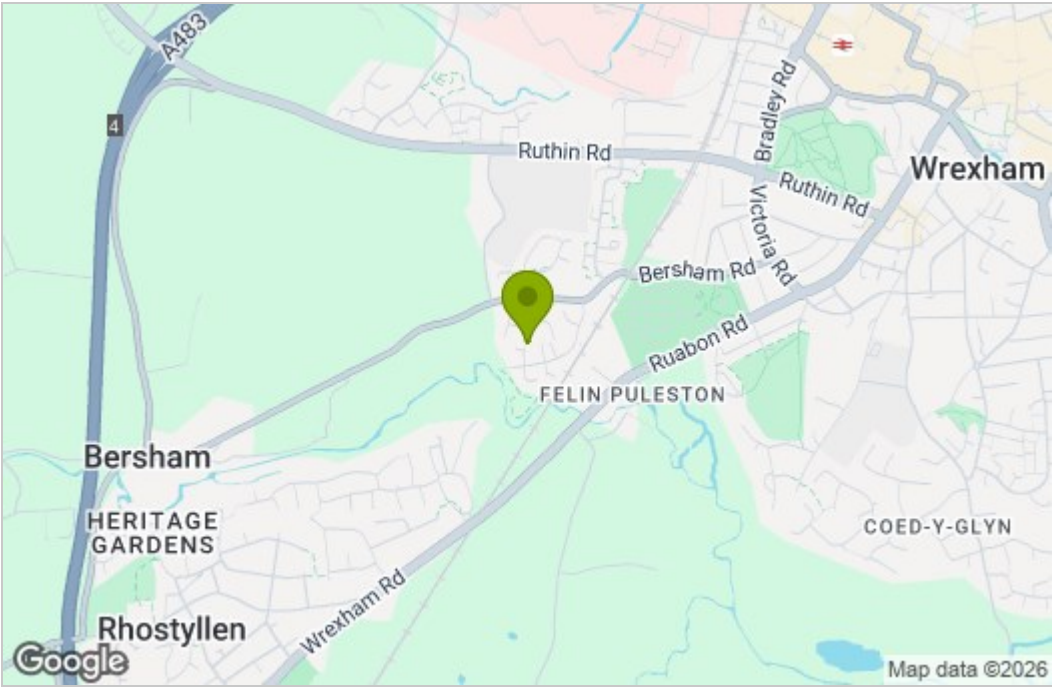
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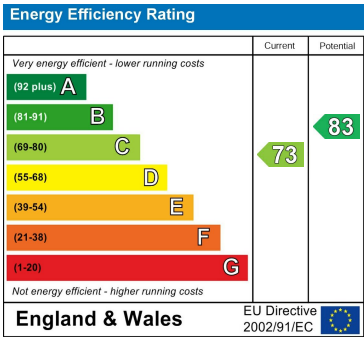




### Area Map



### Energy Efficiency Graph



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