



14

Wrexham | | LL11 6ER

Offers In Excess Of £350,000

MONOPOLY
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Located in the sought-after Gatewen Village area and positioned at the end of a quiet cul-de-sac, this immaculate four-bedroom detached family home is offered with no onward chain. The property has been recently upgraded with new kitchen appliances, fresh décor and new flooring throughout, creating a modern, move-in-ready home. The ground floor features an entrance hallway with under-stairs storage, a spacious living room, a separate dining room, a kitchen/breakfast room, utility room and downstairs WC. Upstairs, the landing leads to four well-proportioned bedrooms and a family bathroom, with two bedrooms benefiting from their own en-suite shower rooms. Externally, there is a paved driveway for three vehicles, an integral garage, side access and a landscaped rear garden with Indian sandstone patio, lawn and timber shed. The home enjoys countryside views to the front and is not overlooked from the rear. Oakfield Court sits within Gatewen Village in New Broughton - an attractive semi-rural setting close to local shops, schools, parks and amenities. Wrexham city centre is just a short drive away, offering further retail and leisure facilities. Excellent transport links, including the A483, provide easy access to Chester, Oswestry and the wider North West."

- FOUR BEDROOM DETACHED FAMILY HOME - NO ONWARD CHAIN
- TWO BEDROOMS WITH EN-SUITE
- ENTRANCE HALL AND DOWNSTAIRS WC
- KITCHEN WITH SEPARATE WC
- LIVING ROOM AND SEPARATE DINING ROOM
- GENEROUS SIZED BEDROOMS
- FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- GARDEN TO REAR
- CUL-DE-SAC LOCATION



Entrance Hall

Composite door leads into entrance hallway with newly fitted Karndean flooring, panelled radiator, two ceiling light points, stairs to first floor, under-stairs storage cupboard with fitted shelving, doors to living room, dining room and kitchen.

Living Room

UPVC box style window to the front elevation with venetian blinds. Newly fitted carpet flooring, ceiling light point, panelled radiator, door into hall and wooden glazed French doors to dining area.

Dining Room

UPVC double glazed French doors to the rear garden with blinds leading onto garden area. Karndean flooring, panelled radiator, ceiling light point and door into kitchen.

Kitchen/Breakfast Room

Modern kitchen/breakfast room housing a range of wall, drawer and base units with complimentary work surface over. Newly fitted integrated appliances to include fridge-freezer, dishwasher, ceramic hob, double eye-level oven and grill, extractor fan. Newly fitted stainless steel sink unit with mixer tap over. Integrated breakfast bar, tiled flooring, panelled radiator, ceiling light point plus recessed LED lighting and uPVC double glazed window to the rear elevation with venetian blinds. Opening into utility room, door into dining room, hall and downstairs WC.

Utility Area

Housing a range of wall and base units. Stainless steel sink unit with mixer tap over. Space and plumbing for washing machine, tiled flooring, ceiling light point, wall-mounted boiler, composite door to rear garden and panelled radiator.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Tiled floor, ceiling light point and panelled radiator.

Landing Area

Newly fitted carpet flooring, ceiling light point, access to boarded loft with ladder, airing cupboard housing 'Premier Plus' water cylinder, doors into four bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation with views. Housing a range of fitted wardrobes with sliding doors. Carpet flooring, ceiling light point, panelled radiator and door into en-suite.

En-suite

Three piece suite comprising low-level WC, pedestal wash-hand basin and double walk in mains shower cubical. Tiled walls, extractor, fitted vanity mirror, recessed LED lighting, panelled radiator, shave point and vinyl flooring.

Bedroom Two

UPVC double glazed window to the front elevation with views. Housing a fitted wardrobes with sliding doors. Carpet flooring, ceiling light point, panelled radiator and door into en-suite.

En-suite

Three piece suite comprising low-level WC, pedestal wash-hand basin and double walk in mains shower cubical. Tiled walls. extractor, fitted vanity mirror, recessed LED, panelled radiator, shave point and vinyl flooring.

Bedroom Three

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.





Bedroom Four

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC, wash hand pedestal basin, and panelled bath with shower over. Vinyl flooring, panelled radiator, tiled splash back, recessed LED lighting and uPVC double glazed frosted window to the rear elevation.

Garage

Integrated garage with up and over door, power and lighting.

Outside

The property is positioned within a quiet cul-de-sac and enjoys attractive countryside views to the front. A generous paved driveway provides off-road parking for up to three vehicles, complemented by contemporary up-and-down lighting. A timber gate to the side of the property offers convenient access to the rear garden. The rear garden has been thoughtfully landscaped to create a private and enjoyable outdoor space, featuring a spacious Indian sandstone patio ideal for seating or dining, a lawn, and decorative slate and bark-chipped borders. The garden is fully enclosed with timber fencing, ensuring both privacy and security, and also benefits from a timber storage shed, external lighting, and an outside tap. The property is not overlooked from the rear, adding to the sense of seclusion.

Additional Information

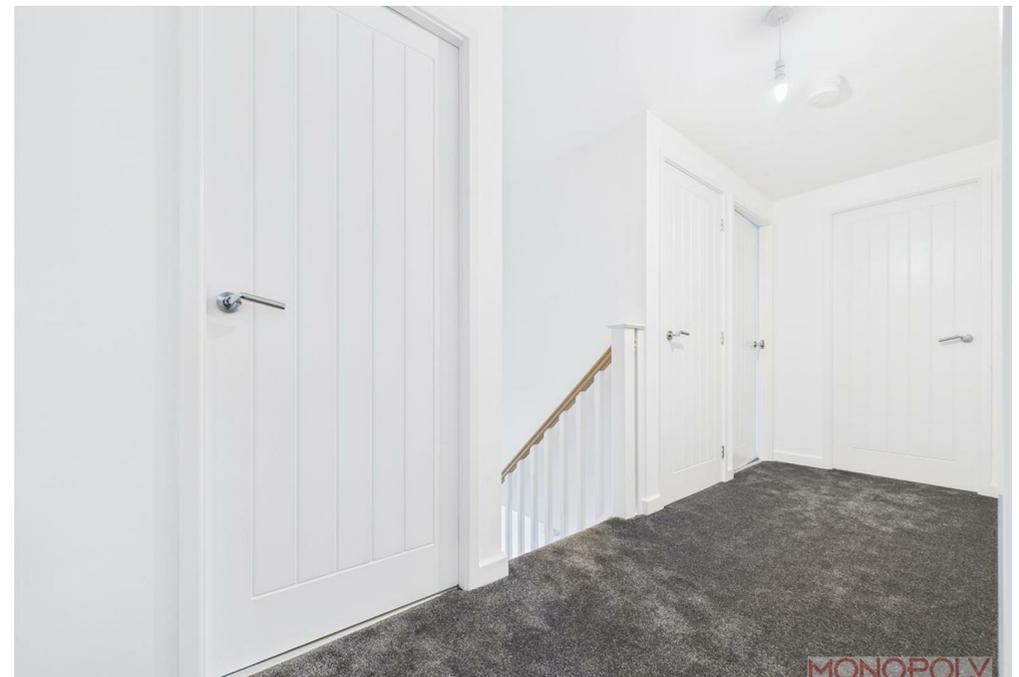
The property has been improved recently after having being decorated throughout, new carpets and Kamdean flooring. The kitchen has been fitted with brand new integrated appliances to include double oven and grill, stainless steel sink and mixer tap, dishwasher and fridge-freezer, with paperwork being provided. The boiler has been serviced every year since being installed. The garden has been landscaped with the patio being re-pointed and new fencing.

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⁾

1322 ft²
 122.7 m²

Reduced headroom

11 ft²
 1.1 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.

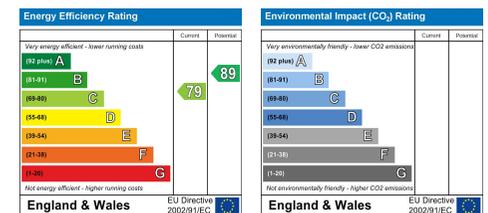
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MONEY LAUNDERING REGULATIONS 2003

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