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Summerhill | Wrexham | L11 4SP

£645,000

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Occupying an enviable elevated position at the head of a quiet cul-de-sac is this substantial and beautifully presented five double bedroom, three bathroom family home, enjoying panoramic views across the Cheshire Plains to the front and Moss Valley to the rear. Set within the sought-after village of Summerhill, this impressive property has been extended over time to create a versatile and well-appointed home, offering generous living accommodation ideal for modern family life. In brief, the ground floor comprises a welcoming entrance hallway, downstairs WC, spacious living room, garden room, formal dining room, well-equipped kitchen, two utility rooms, a family room and an additional bedroom/reception room, providing exceptional flexibility for a variety of uses including multi-generational living or home working. To the first floor, a spacious landing leads to four well-proportioned double bedrooms, all enjoying delightful views, with two benefitting from en-suite facilities, alongside a contemporary family bathroom. Externally, the grounds are a true highlight of the property. To the front, a sweeping block paved driveway provides ample off-road parking and leads to a detached double garage, whilst the impressive "park-style" lawned garden (previously granted planning permission for an additional dwelling) enhances the sense of space and potential. The landscaped gardens continue to the side and rear, predominantly laid to lawn and complemented by established trees and shrubs, a studio/workshop, timber pergola and multiple patio and seating areas. Summerhill is a desirable village location offering a range of local amenities including doctors, pharmacy and dentist as well as scenic Moss Valley, golf course and countryside walks all within walking distance. Wrexham city centre is approximately three miles away, and the A483 provides excellent transport links to Chester, Oswestry and beyond.

- EXECUTIVE FIVE BEDROOM DETACHED FAMILY HOME
- EXCEPTIONAL VIEWS TO FRONT AND REAR
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- FOUR RECEPTION ROOMS
- MODERN KITCHEN WITH TWO SEPARATE UTILITY ROOMS
- DOUBLE BEDROOMS - TWO WITH EN-SUITE FACILITIES
- BEDROOM WITH TERRACE AND DRESSING AREA
- MODERN FAMILY BATHROOM
- DETACHED DOUBLE GARAGE, DRIVEWAY, STUDIO AND WORKSHOP
- WELL-MAINTAINED LANDSCAPED GARDEN AND PATIO AREAS



Entrance Hallway

UPVC double glazed door with glazed side panels leads into a spacious hallway with a turned staircase off to the first floor and uPVC arch window to the front elevation. Wood effect tiled flooring, door to storage cupboard with light and shelving, two radiators, under-stairs storage, two ceiling light points, double doors to the living room and dining room along with doors leading to downstairs WC, bedroom five and kitchen area.

Downstairs W.C

Low level WC, wood effect tiled flooring, wash hand basin with vanity unit under and ceiling light point.

Living Room

A spacious living area with a uPVC double glazed bay window to the front with views. Attractive central fireplace with a living flame gas fire, stone surround, hearth and mantel. Carpeted flooring, ceiling light point, two wall lights, two radiators, double glazed French doors into the garden room.

Garden Room

UPVC double glazed French doors off to the rear garden, double glazed window, wood effect flooring, recessed LED lighting and panelled radiator.

Formal Dining Room

Double timber doors open into the dining room with uPVC double glazed bay window overlooking the garden. Vinyl flooring, ceiling light point and panelled radiator.

Family/Sitting Room

An extension to the original property, being superbly presented and spacious with two double glazed windows and French doors off to the rear garden. Finished with two radiators, two ceiling light points and vinyl flooring.

Bedroom Five/Additional Reception

UPVC double glazed bay window to the front elevation. Wooden laminate flooring, radiator and ceiling light point. Versatile space which can be used as a double bedroom or additional reception room.

Kitchen

Newly fitted kitchen housing a range of matching wall, drawer and base units with complimentary work surfaces over incorporating a composite sink unit with mixer shower style tap. Built in breakfast table. 'Leisure' Rangemaster cooker with chrome trims, incorporating twin ovens, separate grill and generous hob with extractor over. Finished with pull-out spice racks, splash-back tiling, tiled flooring, recessed LED lighting, wine storage and uPVC double glazed window overlooking the garden. Doors lead to formal dining room, family room and two utility areas.

Utility Room One

Fitted with new wall and base units with complimentary work surfaces over incorporating a composite sink unit with shower mixer tap over. Space and plumbing for both a washing machine and dishwasher, space for a dryer and fridge/freezer, part tiled walls, tiled flooring, gas combination boiler, double glazed window overlooking side garden area door to the additional utility space.

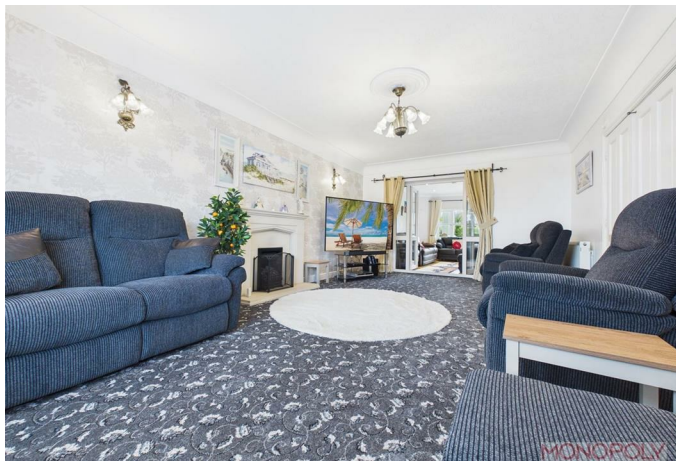
Utility Room Two

Housing multiple work surface areas with storage. Double glazed window overlooking side garden area, space for additional white goods, two panelled radiators, ceiling light point, tiled flooring and door leading to side garden area.

First Floor Landing

A turned staircase leads up to the first floor landing





with a picture window to the front, carpeted flooring, access to the loft space, door to a storage cupboard with shelving, ceiling light point, doors to four bedrooms and family bathroom.

Bedroom One

Spacious double bedroom with uPVC double glazed window to the front featuring far reaching views, wooden laminate flooring, panelled radiator, ceiling light point and door leading to the en-suite.

En-Suite

New three piece suite fitted with a low level WC, pedestal hand wash basin, fully tiled shower cubicle, tiled flooring, radiator, ceiling light point and uPVC double glazed window to the side elevation.

Bedroom Two

A stunning, extended double bedroom with double glazed door opening to a fantastic decked balcony to sit and enjoy the beautiful views of moss valley. Access to the loft space with pull-down ladder, Velux window and power. Additional uPVC double glazed window overlooking the garden, wood effect flooring, panelled radiator and ceiling light point.

Dressing Area

Separated from the main bedroom with wooden laminate flooring, radiator and door leading into en-suite.

En-Suite

Three piece suite fitted with a low level WC, pedestal wash hand basin and fully tiled mains shower cubicle. Finished with tiled flooring, radiator and recessed LED lighting.

Bedroom Three

A spacious and well presented double bedroom with uPVC double glazed window to the front with far reaching views. Finished with wooden laminate flooring, ceiling light point and panelled radiator.

Bedroom Four/First Floor Sitting Room

A good size double bedroom with uPVC double glazed window to the rear elevation with views of Moss Valley and surrounding countryside. Finished with wooden laminate flooring, ceiling light point and panelled radiator.

Family Bathroom

Superbly appointed with a modern white three piece suite comprising of a low level WC, wash hand basin with vanity unit under and panelled bath. Partially tiled walls, tiled flooring, extractor fan, ceiling light point, panelled radiator and uPVC double glazed frosted window to the rear elevation.

Studio/Workshop

To the foot of the garden is a good size summerhouse/office. the building has full mains electricity and is also alarmed. there is also a work shop area to the rear as well as a storage area.

Double Garage

Detached double garage with two electric up and over doors. Fitted with power, lighting and alarm system.



Gardens

A standout feature of this home is the impressive wrap-around gardens, which extend across the front, side and rear, offering a wonderful sense of space, privacy and versatility. To the front, the property enjoys an expansive and beautifully maintained "park-style" lawn, complemented by mature trees, established planting and decorative borders, creating an attractive and welcoming approach. A substantial block paved driveway provides ample off-road parking for multiple vehicles and leads to a sheltered porch area - an ideal spot to sit and enjoy the far-reaching views. The gardens continue seamlessly to the side and rear, accessed via a timber gate, where a thoughtfully designed layout unfolds. A generous block paved patio provides an excellent entertaining space, with steps and pathways leading to the main garden. Here, the grounds are predominantly laid to lawn and interspersed with a variety of paved seating areas, allowing for both sun and shade throughout the day. A central timber pergola creates a charming focal point, perfect for outdoor dining or relaxation, while a range of mature trees, shrubs and planting beds enhance the sense of privacy and established character. Additional features include a useful timber garden building, well-defined planting areas and a combination of stone walling, hedging and fencing to the boundaries, all contributing to a secure and private setting. The outdoor space is further enhanced by practical additions including two outside taps (one with hot and cold supply), multiple external power sockets and security lighting, making it as functional as it is visually appealing.

Additional Information

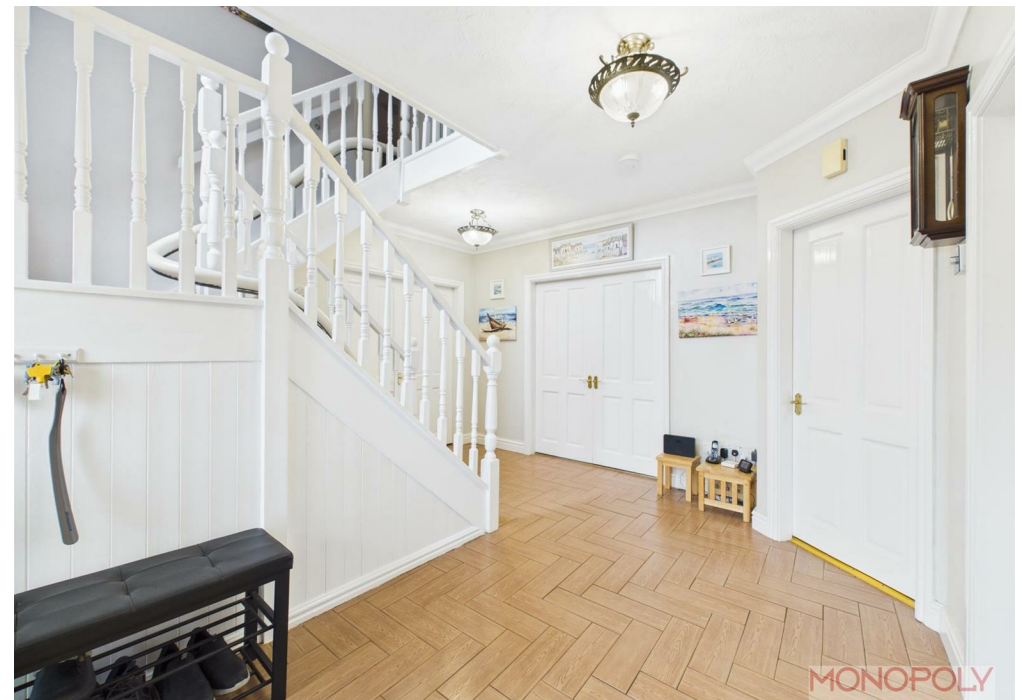
The boiler is located in the utility room and has been serviced every year, recently completed in February. Both garage doors are electric. The loft space is boarded with a pull-down ladder. The property is fitted with a mains security system in both the main property and garage. There has been a new patio door fitted on the balcony, new kitchen and utility units along with new tiled flooring throughout.

Plot

Plot of land to the front previously had outline planning for a detached property. This plot offers brilliant far reaching views toward the Cheshire plains. A detached two storey, 3/4 bedroom family home with parking had been proposed and accepted. This has now expired but could be an option for a future purchaser (Planning reference -P/2019/0929).

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.

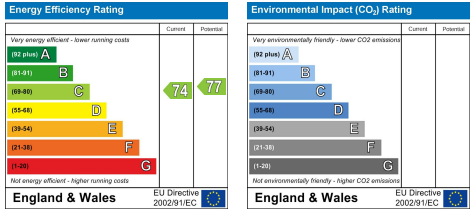




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