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Wrexham | | LL12 8YQ

Offers In Excess Of £399,950

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Situated in the highly sought-after village of Gresford, this immaculate four-bedroom detached family home is offered for sale with no onward chain. Thoughtfully extended and upgraded by the current owners, the property offers spacious and versatile living accommodation ideal for modern family life. In brief, the ground floor comprises an entrance porch and hallway, cinema/gym room with adjoining ground floor shower room, downstairs WC, and a spacious lounge featuring a stylish media wall. To the rear of the property is an impressive open-plan kitchen, dining, and sitting area with multi-fuel burner, French doors opening to the garden, and a dedicated utility area. To the first floor, there are four bedrooms and a contemporary family bathroom. Externally, the property features a patterned concrete driveway with parking for up to three vehicles, and a beautifully landscaped rear garden with composite decking, low-maintenance artificial lawn, timber shed with power, and bike storage. The 'Oasys' six-person hot tub, installed just a year ago, is available by separate negotiation. Thornleigh Drive is a peaceful cul-de-sac located in the heart of Gresford, a picturesque and well-connected village offering an excellent range of amenities including local shops, highly regarded schools, restaurants, and traditional pubs. The area is surrounded by pleasant countryside walks, notably around the famous Gresford Lake, while transport links provide easy access to Wrexham, Chester, and the A483 for commuting further afield.

- FOUR BEDROOM DETACHED FAMILY HOME
- WRAP AROUND EXTENSION WITH UNDERFLOOR HEATING
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- CINEMA/GYM ROOM WITH DOWNSTAIRS SHOWER ROOM
- SPACIOUS LOUNGE WITH MEDIA WALL
- OPEN PLAN KITCHEN, DINING AND SITTING AREA WITH SEPARATE UTILITY
- MODERN FAMILY BATHROOM
- DRIVEWAY TO FRONT AND LANDSCAPED GARDEN TO REAR
- CUL-DE-SAC LOCATION WITH NO ONWARD CHAIN
- SOUGHT AFTER RESIDENTIAL LOCATION OF GRESFORD



### Entrance Porch/Hallway

Hardwood door leading into entrance porch area with Velux sky light, uPVC double glazed window to the side, wooden laminate flooring, under-floor heating and door into cinema/gym. Opening into hallway with carpeted stairs rising to first floor, 'push to open' under stairs storage, vertical radiator, recessed LED lighting, doors to WC, living room and kitchen area.

### Downstairs WC

Two piece suite comprising low-level WC and wash hand basin set on a tiled work surface with storage under. Wooden laminate flooring, fitted vanity mirror and ceiling light point.

### Cinema Room/Gym

A versatile space with uPVC double glazed window to the front elevation along with two Velux sky lights with remote controlled blinds. Featuring a cinema projector screen with remote controlled cinema screen and Dolby atmosphere surround sound system. Fitted wall mirrors, wooden laminate flooring, recessed LED lighting, underfloor heating, WIFI booster and door leading into downstairs shower room.

### Downstairs Shower Room

Modern three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit and a double walk-in, dual hose mains shower. Finished with fully tiled walls, tiled flooring, recessed LED lighting, built in speaker, heated towel rail, extractor and fitted vanity mirror.

### Living Room

UPVC double glazed window to the front elevation. Featuring a media wall with electric fire, spotlights, shelving, storage cupboards and television. Finished

with carpet flooring, ceiling light point, modern vertical radiator and hardwood French doors into the open plan kitchen/dining area.

### Open Plan Kitchen/Dining Sitting Room

A beautifully designed open-plan family room combining a contemporary kitchen, dining, and sitting area—perfect for modern family living and entertaining. The kitchen is fitted with an excellent range of sleek wall, drawer, and base units complemented by granite work surfaces and enhanced by under-cabinet and kick-board lighting. Integrated appliances include a Neff dishwasher, Neff eye-level 'Slide & Hide' oven, grill, hob, and extractor hood, with space provided for an American-style fridge freezer. A 'Franke' inset porcelain sink with mixer tap sits beneath a uPVC double-glazed rear window, while a Velux skylight provides additional natural light. A breakfast bar offers casual dining and concealed corner storage, flowing seamlessly into a dedicated dining area with a pendant ceiling light, vertical radiator, and a striking exposed flue multi-fuel burner set against patterned tiled detailing and a granite hearth. An opening leads into a sitting area featuring Velux skylights, uPVC double-glazed French doors opening onto the garden, and TV connection points, creating a light-filled and relaxing space. The room is finished with recessed LED lighting throughout, wood-effect laminate flooring, and underfloor heating, combining comfort with style.

### Utility Room

Located just off the kitchen is this useful utility room housing a range of wall and base units with work surface over. Stainless steel sink unit with mixer tap over. Space and plumbing for washing machine and tumble dryer. Wooden laminate flooring, underfloor heating, ceiling light point, extractor and door to the garden area.





### **Landing Area**

UPVC double glazed tilting window to the side elevation. Carpet flooring, airing cupboard housing combination boiler, access to partly boarded loft, ceiling light point doors to bedroom and bathroom.

### **Bedroom One**

UPVC double glazed window to the front elevation. Finished with carpet flooring, ceiling light point and panelled radiator.

### **Bedroom Two**

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

### **Bedroom Three**

UPVC double glazed window to the front elevation. Built in desk, carpet flooring, ceiling light point and panelled radiator.

### **Bedroom Four**

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

### **Family Bathroom**

Three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit and panelled bath with mains shower over. Finished with tiled flooring, heated towel rail, recessed LED lighting/ceiling light point, extractor fan and uPVC double glazed frosted window to the side elevation.

### **Outside**

To the front elevation, there is an attractive patterned concrete driveway providing off-road parking for up to three vehicles, bordered by an established tree adding a touch of greenery and an electric car charging port. A wrought iron gate leads along the side of the home to the beautifully landscaped rear garden. The rear garden has been thoughtfully designed for both relaxation and low maintenance, featuring a composite decked area with inset spotlights, artificial lawn, and raised sleeper borders filled with established shrubs and trees. There is also a timber shed with power, bike storage, and two outside taps to the front and rear, complemented by external power sockets and up-and-down lighting around the home for added ambience. A standout feature of the garden is the 'Oasys' six-person eco-friendly hot tub, which is available by separate negotiation. Installed just a year ago, it offers the perfect place to unwind and enjoy the peaceful surroundings. The garden is enclosed by fencing to the boundaries, providing both privacy and security.



### Additional Information

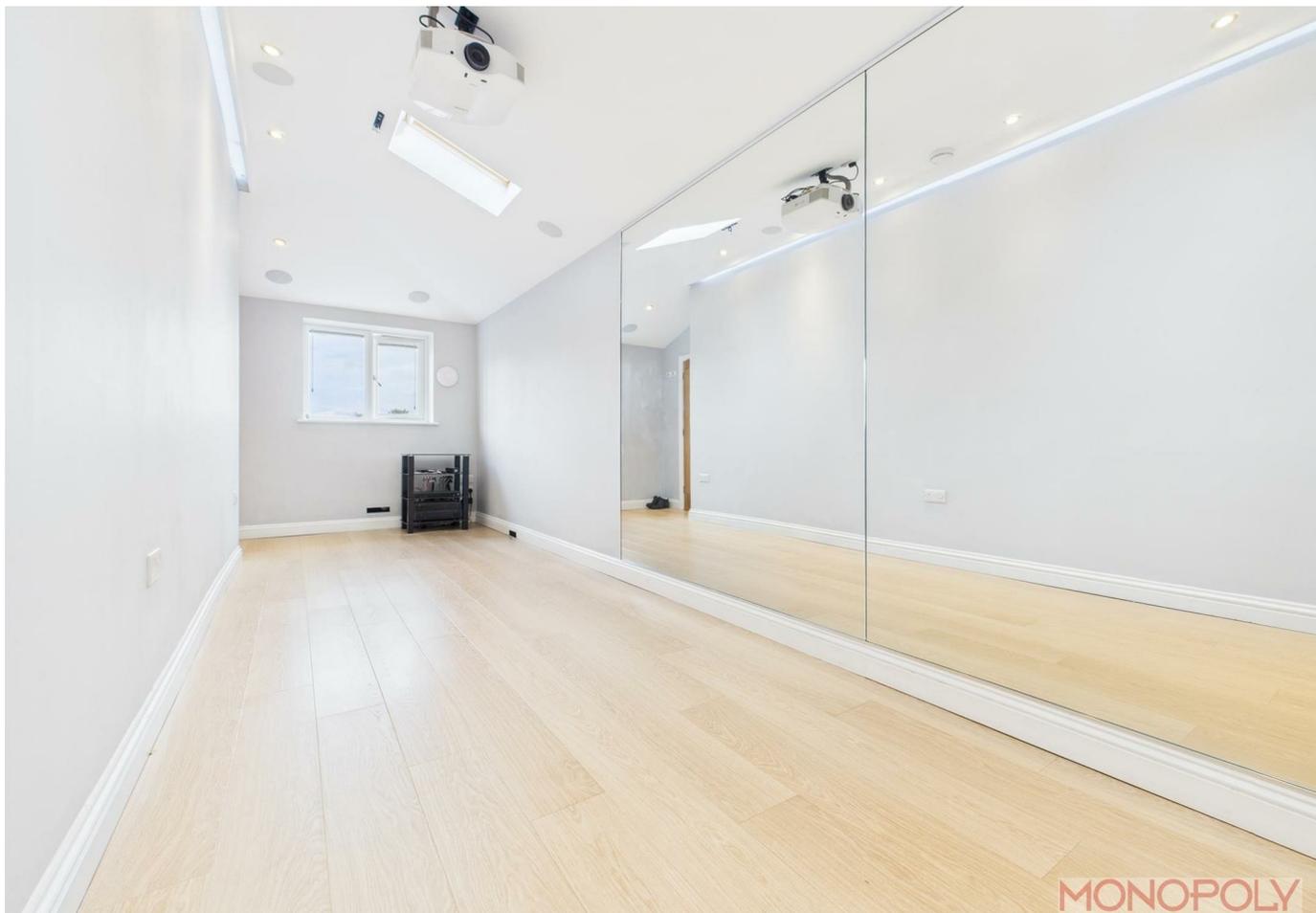
The property has benefited from a thoughtfully designed wrap-around extension, which incorporates the porch, cinema/gym, downstairs shower room, part of the kitchen, utility, and sitting room - all of which feature underfloor heating for added comfort. The combination boiler, located in the airing cupboard, has been recently serviced. As part of the sale, the television and feature fire within the media wall will remain, along with the projector and screen in the cinema room. The 'Oasys' six-person hot tub is available by separate negotiation, and the vendors are also happy to include the timber shed and bike storage in the sale for the convenience of prospective buyers

### Important Information

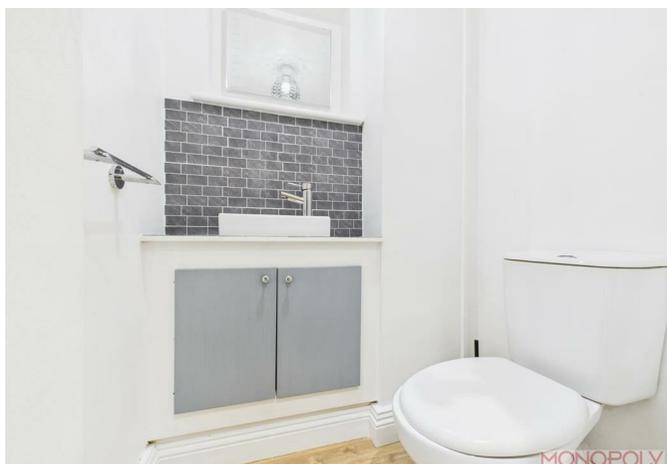
#### MONEY LAUNDERING REGULATIONS 2003

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



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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.



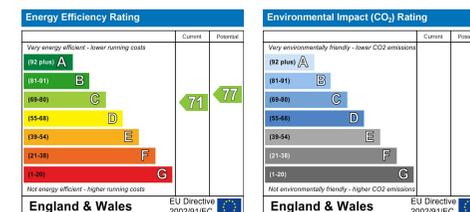


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