



Laurel Grove

Summerhill | Wrexham | LL11 4TN

£395,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Located in Summerhill, Wrexham, this delightful detached house on Bottom Road offers a perfect blend of comfort and space. With a generous size of 1,624 square feet, this property is ideal for families or those seeking a peaceful retreat. The home boasts three well-proportioned reception rooms, providing ample space for relaxation, entertaining, or even a home office. The heart of the home is a beautifully appointed high specification kitchen. The three bedrooms are thoughtfully designed to ensure a restful night's sleep, catering to both family and guests alike. The stylish and spacious bathroom is conveniently located, making it easy to access from all areas of the home. A generous rear garden offers a raised timber deck adjacent to the house, lawn, mature planting and patio. One of the standout features of this property is the parking space available for three or four vehicles. The surrounding area of Summerhill is known for its friendly community and picturesque scenery, making it an excellent choice for those looking to enjoy a tranquil lifestyle while still being within reach of Wrexham's amenities. This property presents a wonderful opportunity for anyone looking to settle in a spacious and inviting home. Don't miss the chance to make this charming house your new residence.

- A THREE BEDROOM EXTENDED DETACHED STONE COTTAGE
- HIGH SPECIFICATION KITCHEN
- OPEN PLAN LOUNGE AND DINING AREA
- ADDITIONAL FAMILY ROOM
- MULTI-PURPOSE LOWER GROUND LEVEL
- STYLISH BATHROOM
- GENEROUS REAR GARDEN WITH PATIO, DECK, LAWN
- AMPLE OFF ROAD PARKING
- GREAT VIEWS OF CHESHIRE PLAINS
- POPULAR & CONVENIENT LOCATION



Location

Located in the village of Summerhill which has a number of local amenities close to hand as well as having excellent access to the A483 and other major road networks beyond. Excellent transport links can be found in Wrexham, just 10 minutes away. Wrexham General Station makes it easy to reach Liverpool, Chester, Shrewsbury, Birmingham, London and more with ease. The A55 expressway is also easily accessible, linking you to the North Wales coast. The property also benefits from being within a 10 minute walk to the beautiful Moss Valley Country Park. The V-shaped valley has wooded sides, two lakes, a playground and areas of open grassland. A little further on is Moss Valley Golf Course. Just 10 minutes away from Wrexham, the largest town in North Wales, there are plenty of leisure activities to enjoy. Erddig National Trust is a historic house surrounded by walled gardens which offers plenty of beautiful walks. Watch the Wrexham football team, one of the oldest football clubs in the world, play a match or visit the Gothic St Giles' Church. Enjoy days outdoors a little further afield in Snowdonia National Park or head to Chester to spend the day exploring the walled city.

Entrance Hall

A welcoming entrance hall with a Composite entrance door, laminate flooring, doors to lower ground floor and family room, opening to dining area. Stairs rising to first floor landing.

Lounge/Diner

A superb open plan space with wow-factor floor-to-ceiling windows and bi folding doors which enjoy spectacular garden views. Brick fireplace with wood burning stove. Laminate flooring, spotlights, built-in sound system, two contemporary vertical radiators. Open Plan into kitchen, door to utility/downstairs W.C.

Kitchen

High specification bespoke fitted range of Wall and Base units with central island. Quartz worktops with inset sink, drainer, mixer tap looking onto bay window, Gas Hob, Extractor, Neff Oven and Grill, Microwave and Fridge Freezer. Tiled splashbacks, Tiled flooring, spotlights. French-style doors to rear garden.

Family Room/Bedroom Four

A versatile reception room or potential fourth bedroom. Fireplace alcove, wall lights, window to front, carpet flooring.

Utility/Downstairs W.C

Hand wash basin set in a vanity unit, W.C, Chrome towel radiator, Extractor. Spaces for washing machine and tumble dryer, wall mounted cupboards, storage cupboard. Window to Side.

Lower Ground Floor

A multi-purpose lower floor area, laminate flooring, stairs from ground floor, low level windows to rear.

First Floor Landing

Storage cupboard housing Worcester gas combi boiler and shelving, access to loft which is partially boarded with lighting, doors to bedrooms and bathrooms, window to front, carpet flooring.

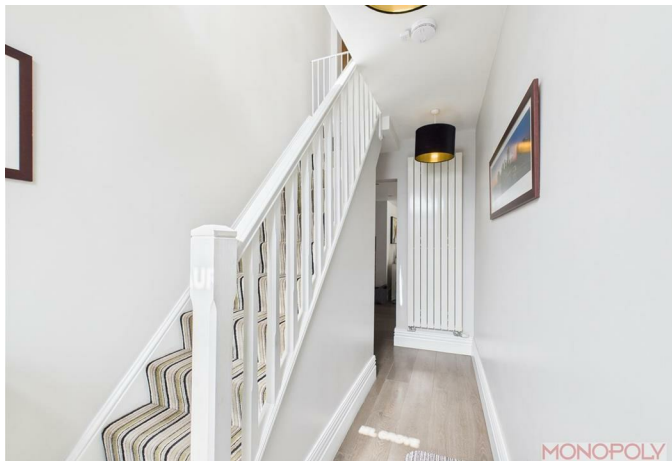
Bedroom One

Windows to front and side offering wonderful views over the Cheshire plains, spotlights to ceiling, contemporary vertical radiator, door to bathroom.

Bedroom Two

Built-in mirrored wardrobes, dressing table, contemporary vertical radiator, spotlights to ceiling, carpet flooring, window to front elevation.





Bedroom Three

Skylight window to rear, window to side, carpet flooring.

Bathroom

A stylish and spacious bathroom comprising of a bath tub with tiled surround, W.C, hand wash basin set in floating vanity unit, wall mounted LED mirror. Walk-in shower area with rainfall effect shower over. Chrome towel radiator. Two built-in storage cupboards. Two skylight windows to rear, sloped ceiling spotlights, extractor.

Outside

To the front, a spacious drive offers ample off road parking with a timber storage shed. Gate to rear garden. Outdoor power and tap, external lighting.

To the rear, adjacent to the house is a timber deck seating area with steps down to garden. The garden comprises a generous lawn with patio seating area to the rear. Gravel area, timber garden store, log store, Wendy house, storage area under deck. Mature trees and planting with hedge to rear. Fencing to sides.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections.
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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.

MORTGAGES

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Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage







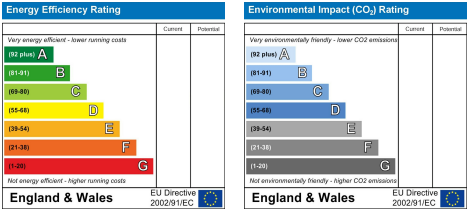


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