



Fern Hurst

Wrexham | LL11 4TN

Offers In Excess Of £350,000

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An impressive, well presented 4 bedroom detached family home located in the semi-rural village of Summerhill. This superb property offers spacious and versatile living accommodation offering a large well appointed kitchen/family room, large conservatory, 2 further reception rooms, 4 double bedrooms and a fantastic garden to the rear, all of which can only truly be appreciated when viewing. The village of Summerhill benefits from a number of local amenities close to hand as well as having excellent access to Wrexham city centre and major road routes for commuting. In brief the property comprises of; hallway, sitting room, lounge, conservatory and down stairs w.c to the ground floor and 4 bedrooms and bathroom to the first floor.

- A stunning 4 bedroom detached property
- 2 Reception rooms
- Large Conservatory
- Beautifully appointed kitchen and bathroom
- large rear garden
- 4 Double bedrooms
- MUST BE VIEWED TO BE APPRECIATED
- NO CHAIN



Hallway

With carpeted flooring, stairs off to the first floor, double glazed window.

Sitting Room

10'7" x 9'10" (3.25m x 3.01m)

With an attractive feature fireplace with slate hearth and stone mantel, double glazed window to the front, carpeted flooring.

Lounge

14'2" x 11'2" (4.32m x 3.42m)

Well presented with wood effect flooring, feature open fireplace, double glazed window to the side.

Conservatory

23'5" x 11'4" (7.15m x 3.46m)

A fantastic extra living space being impressively spacious with double glazed windows, french doors off to the rear garden, wood effect flooring, door into the rear porch.

Kitchen/Dining/Family room

24'6" x 13'10" (7.47m x 4.24m)

A stunning, superbly appointed kitchen offering a comprehensive range of wall, drawer and base units, marble effect work surfaces with inset ceramic sink, large island/breakfast bar with units under, integrated dishwasher, large cooker with electric double oven and 5 ring gas hob, large American style fridge/freezer, plumbing for a washing machine, door to a storage cupboard, wood effect flooring, wood burner, slate hearth, timber mantel, 2 double glazed windows, double glazed window to the side.

Rear Porch

5'1" x 5'5" (1.55m x 1.67m)

With wood effect flooring, stable door off to the side of the property, coat hanging space.

Downstairs w.c

Fitted with a low level w.c, wash hand basin, tiled floor, double glazed window.

First Floor Landing

With carpeted flooring, access to the loft space, cupboard housing the gas combination boiler.

Bedroom 1

14'2" max x 11'1" (4.34m max x 3.40m)

Spacious and well presented with 2 double glazed windows to the rear, fitted wardrobes, carpeted flooring.

Bedroom 2

14'2" x 9'8" (4.33m x 2.97m)

A spacious bedroom with a double glazed window to the front offering fantastic far reaching views, carpeted flooring.

Bedroom 3

14'0" x 8'0" (4.29m x 2.45m)

A double bedroom with a double glazed window to the front again having fantastic views, carpeted flooring.

Bedroom 4

14'3" x 7'1" (4.35m x 2.18m)

Another double bedroom with 2 double glazed windows to the rear, carpeted flooring.

Bathroom

9'9" x 8'7" (2.98m x 2.63m)

Superbly appointed with a low level w.c with a concealed cistern, wash hand basin with vanity unit under, bath, large shower with 'Rainforest' style shower, tiled flooring, double glazed window.

Outside

A real feature of the property is the generous,, well maintained rear garden which has a gravelled





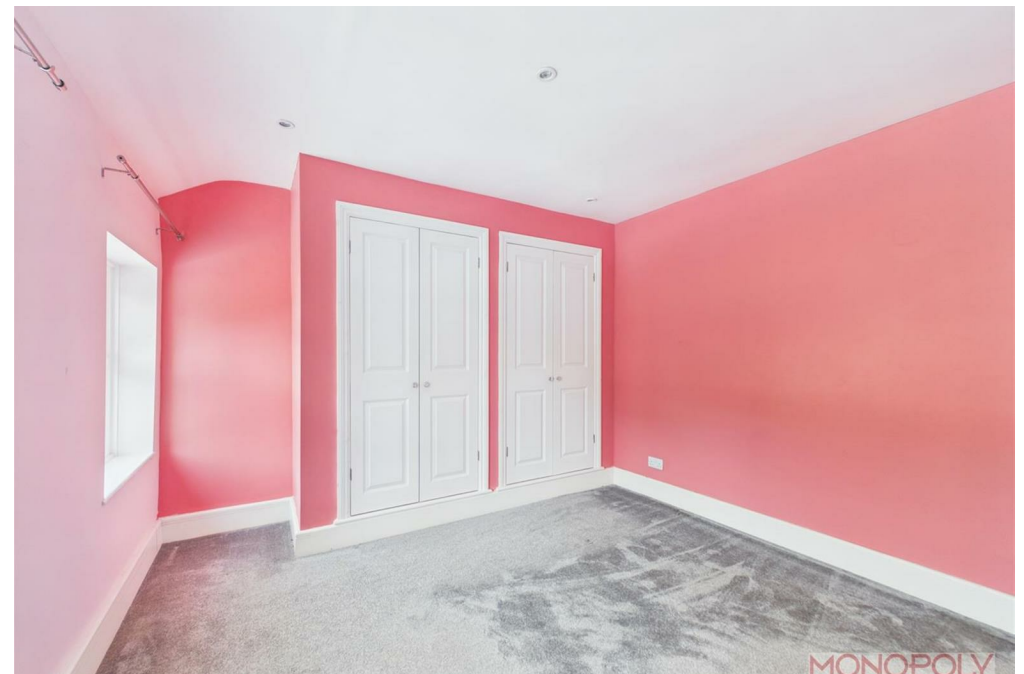
driveway and steps up to a part gravelled area to one side and a vegetable patch to the other side. More steps lead up to the top tier where there is a large lawned garden with a decked seating area. You can also appreciate the superb views from the top tier.

To one side of the property is a good size paved area with ornamental fish pond. To the front is a raised lawn garden and to the side are double cast iron gates opening on to the gravelled driveway providing ample off road parking and leading to a large garage with up and over door.

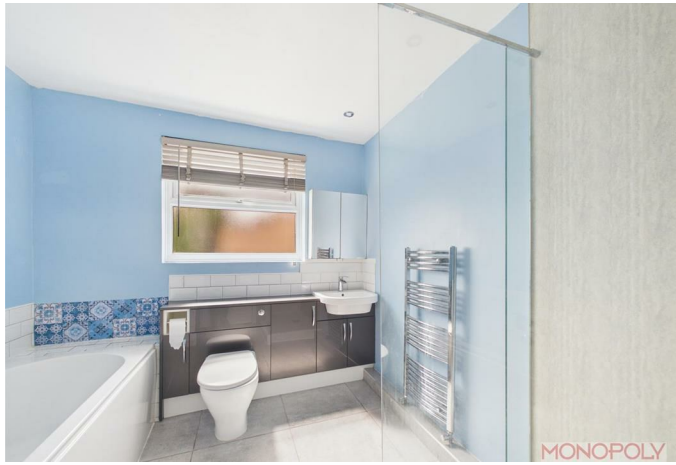
Additional Information

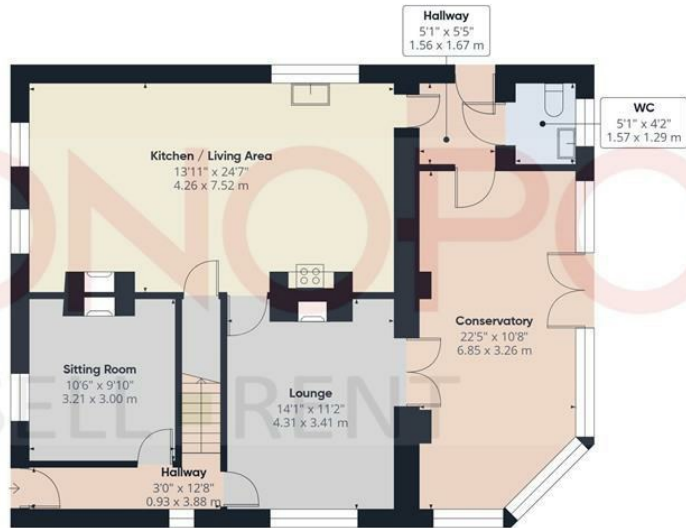
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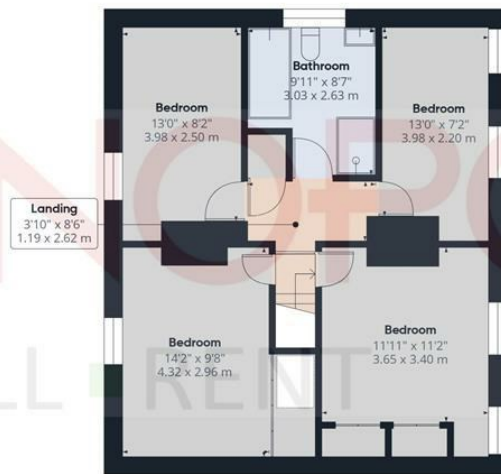








Ground Floor



Floor 1



Approximate total area⁽¹⁾
1584 ft²
147 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

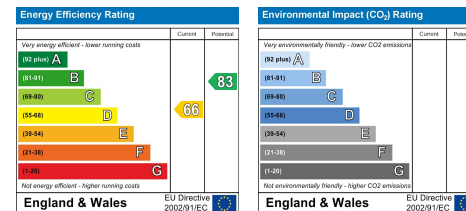
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