



Burton Croft

Wrexham | LL12 0LB

Offers In The Region Of £475,000

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# Burton Croft

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With NO CHAIN.

Occupying generous and beautifully maintained grounds, Burtoncroft is a spacious three-bedroom, two-bathroom detached bungalow located in the highly desirable village of Burton. This superb property has been thoughtfully extended and modernised to create a versatile family home, blending generous proportions with contemporary open-plan living. There is the opportunity to put your own stamp on the property as the original house is now 100 years old and does require some work.

A particular highlight is the impressive kitchen/family/dining room to the rear — a bright and expansive space perfect for entertaining or family gatherings - which must be viewed to be fully appreciated. The accommodation further comprises a welcoming hallway, separate lounge, three bedrooms including a principal suite with dressing room and en-suite, and a modern shower room. Externally, the property enjoys extensive gardens to both the front and rear, offering privacy, maturity, and plenty of outdoor space for relaxation and recreation. A large driveway provides ample off-road parking and leads to an oversized single garage. Situated on Croeshowell Lane, the property lies within the sought-after village of Burton, close to Rossett, which offers an array of local amenities including shops, cafés, popular restaurants and public houses, and a well-regarded primary school. The area also provides excellent transport links via the A483, giving easy access to Chester, Wrexham, and the North Wales coast, making this a perfect choice for families and commuters alike.

Planning permission has been granted for a new front porch and a loft conversion.

- THREE BEDROOM DETACHED BUNGALOW
- EXTENDED TO THE REAR WITH KITCHEN/DINING/FAMILY ROOM
- PRINCIPAL WITH EN-SUITE AND DRESSING ROOM
- GENEROUS 1/3 ACRE PLOT
- TWO BATHROOM
- SOUGHT AFTER VILLAGE LOCATION
- EXTENSIVE AND ESTABLISHED GARDENS
- DRIVEWAY/GARAGE/WORKSHOP
- VIEWING HIGHLY RECOMMENDED



## Hallway

With wood effect flooring, access to the loft space, leads into the lounge.

## Lounge

17'1" x 11'1" (5.23m x 3.40m)

Open off the hallway with double glazed french doors off to the rear garden, wood effect flooring.

## Family/Dining room

17'1" x 12'5" (5.21m x 3.81m)

An extension to the original property forming a fantastic open plan living space with some wonderful feature exposed roof trusses and beams, inset log burner with exposed flu, wood effect flooring, double glazed window, bi-folding doors to the rear garden, plumbing for a washing machine, door off to the side of the property, opening into the kitchen.

## Kitchen

9'5" x 9'4" (2.88m x 2.85m)

Fitted with a range of matching wall, drawer and base units, solid wood work surfaces with inset Belfast sink with 'pull out' mixer tap over, built in electric oven and microwave, 4 ring electric hob with stainless steel extractor fan over, space for a fridge/freezer, integrated dishwasher, 2 double glazed windows, tiled flooring, par tiled walls.

## Shower Room

9'1" x 6'3" (3.04m x 1.92m)

Located off the family room and fitted with a low level w.c with concealed cistern, wash hand basin with units under, shower cubicle with 'all over' jets, tiled flooring, fully tiled walls, double glazed window.

## Bedroom 1

13'1" x 12'11" (4.01m x 3.96m)

A good size bedroom with a double glazed window to the front, carpeted flooring, opening into the dressing room.

## Dressing Room

7'9" x 5'2" (2.38m x 1.58m)

With wood effect flooring, double glazed french doors off to the side decked area, 2 sets of built in wardrobes.

## En-Suite Bathroom

9'11" x 6'5" (3.03m x 1.98m)

Fitted with a deep freestanding bath, low level w.c, pedestal wash hand basin, tiled flooring, double glazed stained glass windows, access to the loft space.

## Bedroom 2

12'11" x 11'1" (3.96m x 3.38m)

A good size double bedroom with a double glazed window to the front, carpeted flooring.

## Bedroom 3

10'9" x 10'5" (3.28m x 3.19m)

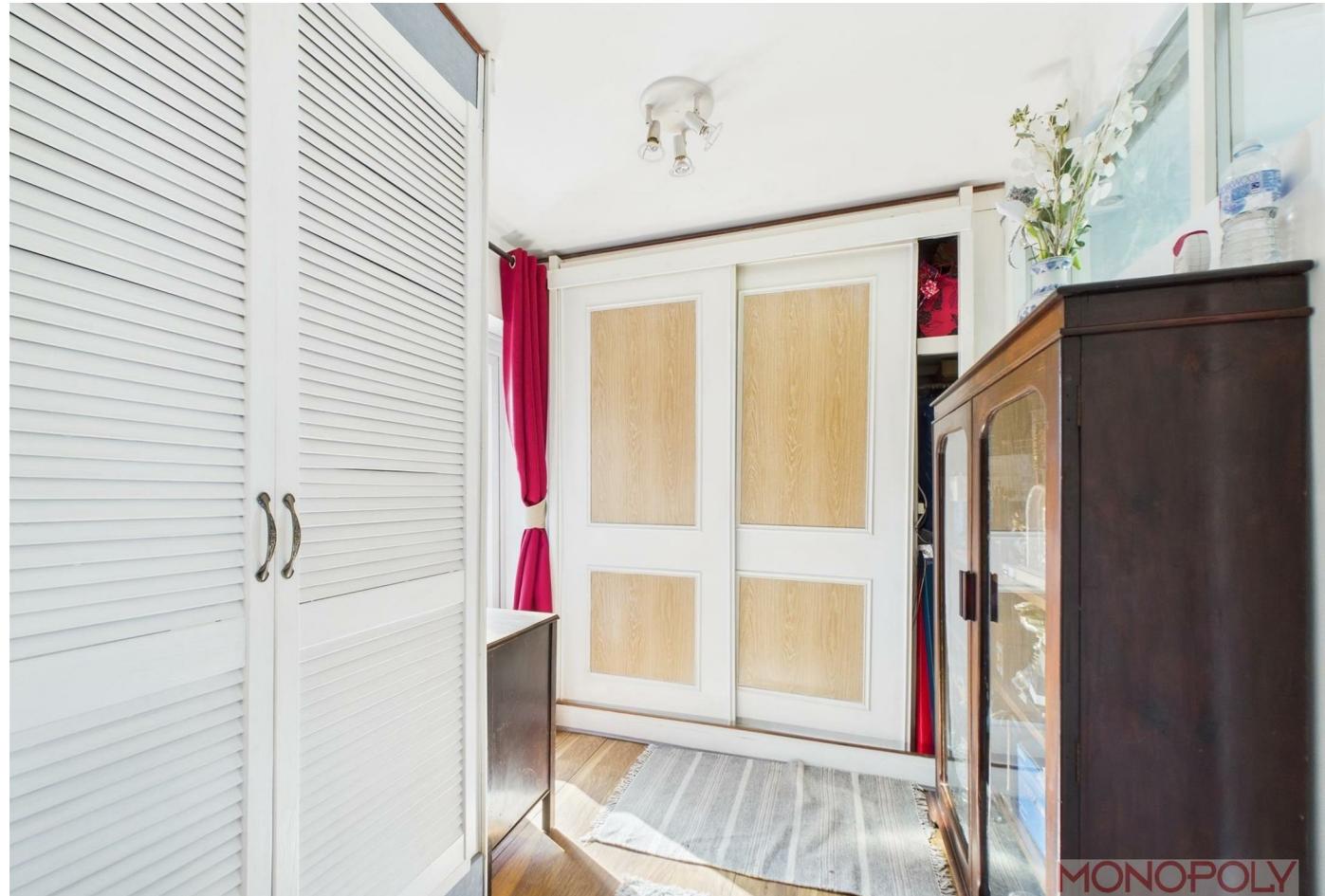
Currently used as a sitting room/study with a double glazed window to the side, door to an airing cupboard housing the hot water tank.

## Rear Garden

A real feature to the property are the generous gardens to the front and rear. To the front is a large lawned garden with a gravelled driveway to the side leading to double cast iron gates which open to an extended gravelled driveway providing more off road parking suitable for a number of cars and even a mobile home and leading to an oversized single garage.

The rear garden is a substantial size, split up in sections with a lawned garden and open timber gazebo adjacent to the rear of the house with well established planted borders. Further down is a very private and large lawned garden with mature trees and plants and another solid framed Gazebo with pitched tiled roof for barbeques and alfresco dining.





### **Garage**

The garage has sliding doors and has a workshop area, mains electricity and has an area to the side of the garage which has potential to convert into an annexe with the necessary planning consents.

### **Additional Information**

Oil central heating.

### **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.

### **Key Property Facts**

The key material information can be seen via the web links from which ever property portal the property is viewed.





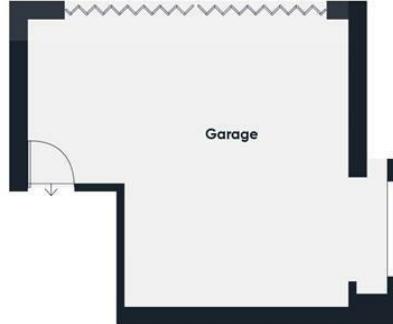




Approximate total area<sup>(1)</sup>

1262.5 ft<sup>2</sup>

117.29 m<sup>2</sup>



(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			77
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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