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Wrexham || LL12 8XT

£470,000

**MONOPOLY**  
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A beautifully presented four-bedroom detached family home, ideally positioned on a generous corner plot within a quiet cul-de-sac on Oak Drive, in the highly sought-after village of Marford. This immaculate property offers spacious and versatile accommodation, perfectly suited to modern family living. The ground floor comprises a welcoming entrance hallway, a formal dining room, a generously proportioned lounge, a modern kitchen/breakfast room, a practical utility room, a downstairs WC, and a bright and airy sunroom overlooking the rear garden. To the first floor, the principal bedroom features a dressing room and access to a stylish four-piece Jack and Jill en-suite, which is also connected to bedroom two. There are two further well-proportioned bedrooms and a contemporary family bathroom. Externally, the property boasts meticulously maintained gardens with mature trees, established shrubs, and colourful planting. To the front, two driveways provide ample off-road parking, while the rear offers multiple paved patio areas ideal for outdoor entertaining. A timber-framed seating structure, providing a charming focal point, may be included by separate negotiation. Marford is a desirable village offering an array of amenities including reputable schools, local shops, and excellent transport links to Wrexham and Chester, making it an ideal location for families and commuters alike.

- FOUR BEDROOM DETACHED FAMILY HOME
- MODERN KITCHEN/BREAKFAST ROOM
- UTILITY AND DOWNSTAIRS WC
- SPACIOUS LOUNGE, DINING ROOM AND SUN ROOM
- PRINCIPAL BEDROOM WITH DRESSING ROOM
- JACK AND JILL ENSUITE PLUS ADDITIONAL BATHROOM
- INTEGRAL GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES
- BEAUTIFUL GARDENS TO FRONT, SIDE AND REAR
- SOUGHT AFTER VILLAGE LOCATION/CUL-DE-SAC LOCATION
- EXCELLENT TRANSPORT LINKS





### Entrance Hall

Newly fitted composite door with frosted side panel leading into entrance hall with tiled floor, ceiling light point, panelled radiator, stairs rising to first floor and doors into dining room and kitchen.

### Dining Room

Bay style uPVC double glazed window to the front elevation with vertical blinds. Tiled flooring, ceiling light point, panelled radiator and opening into lounge.

### Lounge

Spacious lounge with uPVC double glazed window to the front elevation with vertical blinds. Living flame gas fire with marble surround. Two ceiling light points and two wall lights. Two panelled radiators, carpet flooring, uPVC double glazed sliding doors into sun room and door into kitchen/breakfast room.

### Kitchen/Breakfast Room

The kitchen is a real showpiece of the home, fitted with a sleek range of white gloss wall, base and drawer units complemented by polished Quartz work surfaces. Integrated appliances include a five-ring AEG induction hob with contemporary Whirlpool angled extractor above, twin 'Neff' eye-level ovens with 'slide and hide' doors, and a built-in dishwasher. The units have been thoughtfully designed to maximise space, incorporating pull-out pan drawers, corner storage solutions, and a discreet spice rack. A stainless steel inset sink with mixer tap is positioned beneath a uPVC window, complete with integrated Quartz drainer and windowsill, offering a lovely outlook over the rear garden. A breakfast bar provides informal dining space within the open-plan seating area, creating a versatile layout ideal for modern living. The room is finished with recessed LED spotlights, tiled flooring, a panelled

radiator, and dual access via a door to the utility and another to the inner hallway. Sliding uPVC doors lead directly into the adjoining sun room.

### Sun Room

Part brick-built with triple aspect uPVC double glazed windows, this sun room features a polycarbonate roof, tiled flooring with underfloor heating, and vertical blinds throughout. The room includes a ceiling light point with integrated fan, two wall lights, multiple power sockets, and a roof window for additional ventilation. Offering garden views to three sides, it provides a functional space suitable for year-round use.

### Utility

Fitted with white gloss wall and base units to match the kitchen, this utility room includes an integrated fridge and washing machine. Finished with tiled flooring and recessed ceiling lighting, the space offers access to a separate WC, the rear garden, and an internal door leading into the garage. A stainless steel sink with mixer tap is set within a black Quartz-style work surface, providing a practical and cohesive finish.

### Downstairs WC

Fitted with a low-level WC and vanity unit with inset wash basin and mixer tap, this cloakroom is finished with tiled flooring and a chrome heated towel rail. UPVC double glazed frosted window to the rear elevation. The space also includes a wall-mounted boiler, ceiling light point, and extractor fan for ventilation.

### Landing Area

UPVC double glazed window to the side elevation. Airing cupboard with shelving and radiator. Access to loft, ceiling light point, doors to principal bedroom,







bedroom three, bedroom four and family bathroom.

#### **Principal Suite**

UPVC double glazed window to the front elevation with vertical blinds. Carpet flooring, recessed LED lighting, panelled radiator and opening into dressing room.

#### **Dressing Room**

UPVC double glazed window to the front elevation with vertical blinds. Access to loft, carpet flooring, recessed LED lighting and door into en-suite.

#### **'Jack & Jill' En-suite**

A spacious Jack and Jill four-piece ensuite, accessed from both bedroom two and the principal suite's dressing room. The suite comprises a low-level WC, a double mains-fed shower within a curved glass enclosure, a corner Jacuzzi bath with chrome taps, and a vanity unit with inset wash hand basin and fitted illuminated mirror above. Finished with neutral wall and floor tiling, the room also benefits from a frosted window to the side elevation, two chrome heated towel rails, recessed ceiling spotlights, and an extractor fan.

#### **Bedroom Two**

UPVC double glazed window to the rear elevation. Carpet flooring, recessed LED lighting and panelled radiator. Doors into bedroom three and en-suite

#### **Bedroom Three**

UPVC double glazed window to the rear elevation. Carpet flooring, recessed LED lighting and panelled radiator. Doors into bedroom two and landing area.

#### **Bedroom Four**

UPVC double glazed window to the front elevation with vertical blinds. Built in cupboard with clothing rail and shelving. Carpet flooring, panelled radiator and recessed LED lighting.

#### **Family Bathroom**

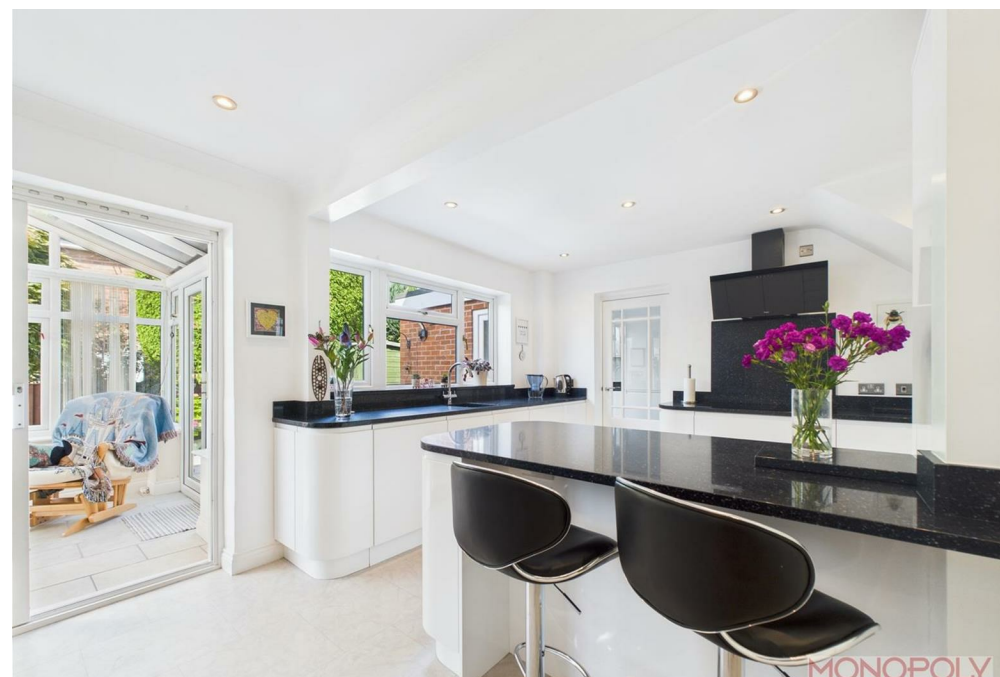
A well-appointed family bathroom fitted with a panelled P-shaped bath with curved glass screen and electric shower over, low-level WC, and pedestal wash hand basin. Finished with neutral tiled walls and flooring, the room also includes a chrome heated towel rail, fitted vanity mirror, extractor and two uPVC frosted double glazed windows to the side and rear elevations providing natural light and ventilation.

#### **Garage**

Integral garage with up and over door, power and lighting. Also accessed internally from the utility room.

#### **Outside**

To the front of the property is a neatly maintained lawn with shrub borders, alongside a gravelled driveway offering off-road parking. A further gravelled section to the left-hand side is enclosed by fencing and mature hedging, providing additional parking or space for storage. The side garden is mainly laid to lawn with established trees, including a pear tree, bordered by a paved pathway. The rear garden is generously proportioned and beautifully landscaped, featuring a combination of paved patio areas ideal for outdoor dining and relaxation. A slate-chipped section houses an attractive Acer tree and mature conifer, complemented by a variety of established shrubberies and flowers. There is both up-and-down lighting and security lighting. There are also outdoor power sockets for convenience. A large timber-framed entertainment structure, currently set up with outdoor furniture, is negotiable with the sale.





### Additional Information

The current owners have been in the property since 2009 and during that time have made maintained and made a number of improvements.

### 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.







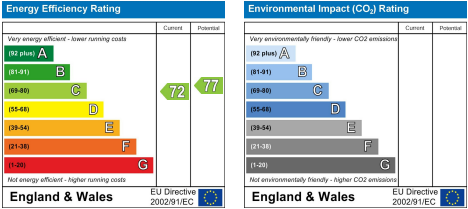


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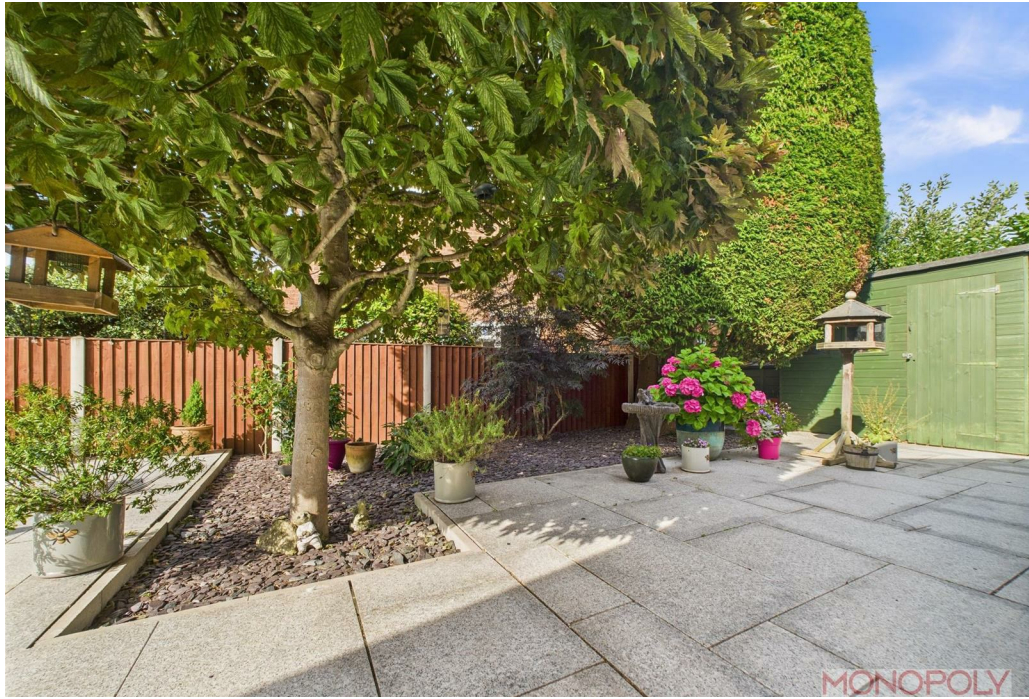
















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