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Wrexham || LL11 4QH

Offers In Excess Of £350,000

MONOPOLY
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Wrexham | | LLI | 4QH

Situated within a quiet cul-de-sac in the popular residential area of Summerhill, this well-presented three storey, four bedroom detached family home offers spacious and versatile accommodation.

In brief, the property comprises an entrance hallway, modern kitchen/dining room with integrated appliances, spacious living room, additional sitting room/study and downstairs WC to the ground floor. To the first floor, the landing provides access to a useful utility room, three double bedrooms and a modern four-piece family bathroom, along with stairs leading to the second floor. The top floor features a dressing/landing area, principal bedroom and en-suite shower room. Externally, the property benefits from a detached garage and tarmac driveway. A timber gate leads through to the rear garden which features a paved patio area, lawned garden and an additional side patio area. From the property there are far-reaching views across Wrexham on a clear day. Fox Close is a sought-after cul-de-sac within the village of Summerhill, offering a range of amenities within walking distance including local shops, schools and leisure facilities. The surrounding area enjoys a semi-rural feel with nearby countryside walks, while Wrexham city centre is just a short drive away providing a wider selection of shopping, restaurants and transport links. The nearby A483 offers convenient access to Chester, Oswestry and the wider North West.

- FOUR DOUBLE BEDROOM, THREE STOREY DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION IN SUMMERHILL WITH VIEWS
- ENTRANCE HALL AND DOWNSTAIRS WC
- OPEN PLAN MODERN KITCHEN/DINING ROOM
- LIVING ROOM AND OFFICE
- MODERN FOUR PIECE BATHROOM
- SECOND FLOOR LANDING/DRESSING AREA
- PRINCIPAL BEDROOM WITH EN-SUITE
- DETACHED GARAGE AND DRIVEWAY
- LAWNED GARDENS



Entrance Hall

Hardwood door leads into entrance hall with oak veneered flooring, radiator, ceiling light point, doors into living room, office, downstairs WC and kitchen/dining room.

Living Room

Wooden double glazed bay window to the front elevation with venetian blinds, carpeted flooring, ceiling light point and two panelled radiators.

Office

Wooden double glazed window to the front elevation, carpeted flooring, ceiling light point and panelled radiator.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin set in alcove. Wooden double glazed frosted window to the side, radiator, tiled flooring and ceiling light point.

Kitchen/Dining Room

Impressive open plan kitchen/dining space fitted with a range of contemporary wall, base and drawer units, complemented by work surfaces incorporating a 1.5 bowl stainless steel sink unit with mixer tap. Integrated appliances include a double oven and grill, fridge-freezer, dishwasher and wine fridge. A fitted breakfast bar provides informal seating, with a useful under-stairs storage cupboard. The space is finished with LVT flooring and wooden double glazed window to the rear. The room opens seamlessly into the dining area, currently utilised as an additional living space, featuring a vertical radiator, ceiling light point and double glazed French doors leading out to the garden.

First Floor Landing

Wooden window to side elevation, carpet flooring,

radiator, two cupboards; one with shelving and the other housing the hot water cylinder, two ceiling light points, doors to three bedrooms, family bathroom, utility and stairs to second floor.

Bedroom Two

Wooden double glazed window to the front, carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

Wooden double glazed window to the front, carpet flooring, ceiling light point and panelled radiator.

Bedroom Four

Wooden double glazed window to the rear, carpet flooring, ceiling light point and panelled radiator.

Family Bathroom

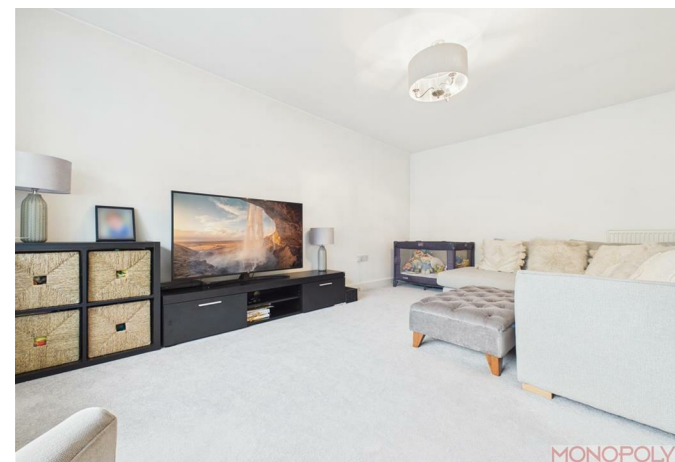
Impressive four piece family bathroom comprising floating WC with concealed cistern, floating wash hand basin, walk in double mains shower cubical with waterfall shower and standalone bath with additional detachable shower head. The room is finished with tiled flooring, tiled walls, built in shelving with spotlights, vertical radiator, heated towel rail, extractor, recessed LED lighting and wooden double glazed window to the rear.

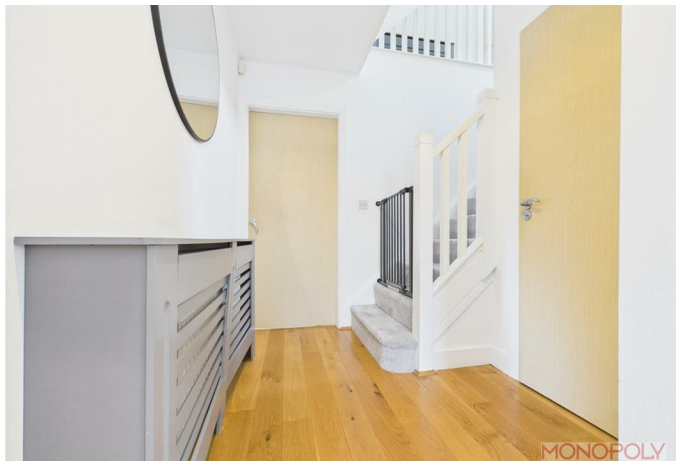
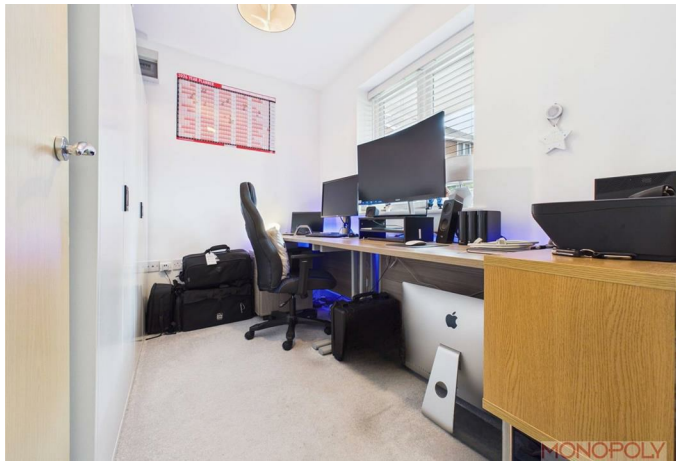
Utility

First floor utility room housing base units with work surface over incorporating a stainless steel sink unit with mixer tap over. Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, vinyl flooring, extractor, radiator and wooden double glazed window to the side.

Second Floor Landing/Dressing Area

Stairs lead up to the second floor landing area with double glazed wooden window to the side elevation. Built in wardrobes with shelving and rail,





carpet flooring, radiator, ceiling light point and door into principal bedroom.

Principal Bedroom

Triple aspect double glazed windows to the front, side and rear elevation with views. Two Velux sky lights. Two panelled radiators, carpet flooring, ceiling light point and door into en-suite.

En-suite

Three piece suite comprising low-level WC, floating wash hand basin and walk-in double shower cubical with mains shower. Tiled flooring, tiled walls, chrome heated towel rail, radiator, extractor, shave point and Velux sky light.

Garage

Detached from the property with up and over door, power lighting and additional side access door.

Outside

To the front there is a paved pathway leading to the entrance with hedging to the border. There is a driveway with access to the detached garage to the right hand side. The rear garden comprises of a paved patio area, lawned garden and additional paved patio area to the left hand side. Additionally there is an outside tap, lighting, a mixture of fencing and hedging to the boundary.

Additional Information

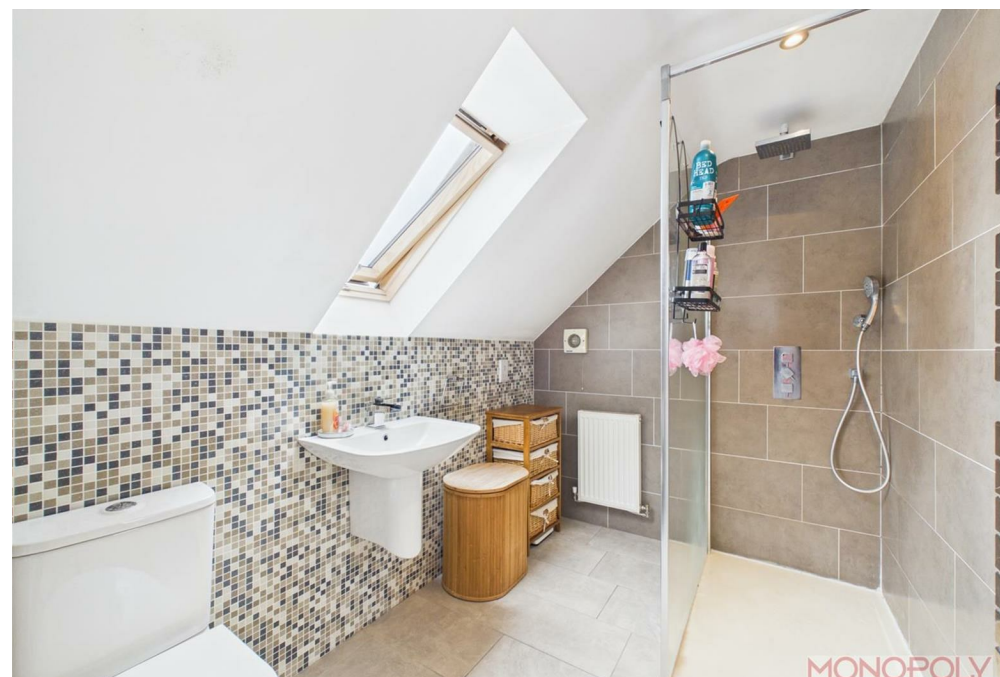
The boiler has been regularly serviced and there is a separate hot water tank. In 2022 the kitchen/dining area was opened up with a new kitchen being fitted.

Important Information

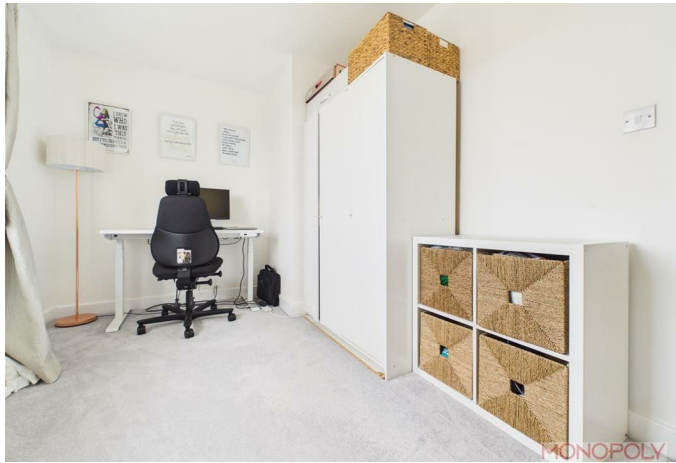
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

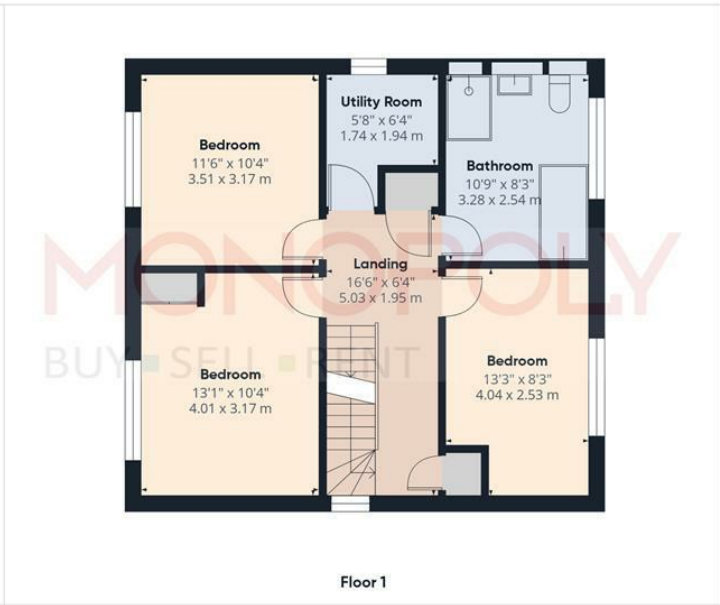
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.









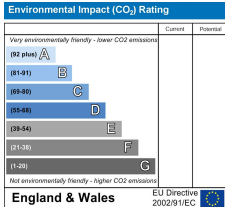
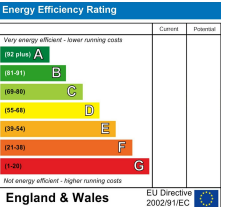
Approximate total area⁽¹⁾	1568 ft ² 145.8 m ²
Reduced headroom	34 ft ² 3.2 m ²
(1) Excluding balconies and terraces.	
Reduced headroom	Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	
GIRAFFE360	

MONEY LAUNDERING REGULATIONS 2003

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