



18

Wrexham | | LL11 6FD

£365,000

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A beautifully presented and substantially improved four/five bedroom detached family home, located in the sought-after Ashfield Court within Gatewen Village. This immaculately maintained property offers flexible and spacious living, comprising an entrance hall, generous living room, and a newly fitted open plan kitchen/diner with integrated appliances. The garage has been converted to provide a versatile space with kitchenette and WC, ideal for use as a fifth bedroom, home business, or additional reception room. Further ground floor accommodation includes a utility room and a separate WC, all designed with modern family living in mind. To the first floor are four well-proportioned double bedrooms, including a principal suite with en-suite shower room, and a stylish four-piece family bathroom. Externally, the property benefits from a private driveway, a landscaped rear garden with porcelain patio and artificial lawn, and a bespoke covered outdoor lounge area with mood lighting, perfect for entertaining. Additional features include a separate home office and a gym, providing ideal work-from-home and wellness spaces. Gatewen Village is a highly desirable residential development in the semi-rural setting of New Broughton, Wrexham. Offering a peaceful village environment with strong community spirit, it is within easy reach of well-regarded local schools, amenities, and woodland walks. With excellent transport links to Wrexham city centre and the A483, this location is perfectly suited to both commuters and families.

- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- HIGH-END KITCHEN/DINING RENOVATION WITH BI-FOLD DOORS
- GARAGE CONVERSION WITH KITCHENETTE/WC/SEPARATE EXTERNAL DOOR
- UTILITY AND DOWNSTAIRS WC
- OUTDOOR LOUNGE/GYM/OFFICE
- PRINCIPAL BEDROOM WITH EN-SUITE
- FOUR-PIECE FAMILY BATHROOM
- DRIVEWAY AND IMMACULATE GARDEN TO REAR
- POPULAR SOUGHT AFTER RESIDENTIAL LOCATION



Entrance Hall

Sheltered canopy porch, framed by dual exterior lights with composite door leading into the entrance hall. Carpeted stairs rising to first floor, doors leading into living room, kitchen and garage conversion/bedroom five. Modern vertical column radiator, LVT (Luxury Vinyl Tiled) herringbone flooring, hard-wired security alarm and two ceiling light points.

Living Room

UPVC box style double glazed window to the front elevation with venetian blinds. Two ceiling light points, carpeted flooring and panelled radiator.

Kitchen/Dining Room

A stunning, contemporary newly fitted kitchen. This light-filled space features LVT herringbone flooring and striking bi-fold doors that open out to the landscaped garden, seamlessly blending indoor and outdoor living. The bi-fold doors have integrated blinds encased within the glass units, operated via sleek magnetic sliders. The kitchen is fitted with an extensive range of sleek wall, drawer and base units with a premium quartz work surface over, complemented by a matching quartz splash-back. A stainless steel sink is set into the worktop with a mixer tap over. At the heart of the kitchen is a large central island with breakfast bar seating, housing deep pull-out pan drawers and a downdraft induction hob for a clean and modern finish. Integrated appliances include a full-height fridge and separate full-height freezer with ice maker, 'Caple' pyrolytic oven, 'Caple' microwave oven, 'Caple' wine cooler, and a built-in 'Caple' coffee machine. There is also a touch-open integrated dishwasher for added convenience. Further highlights include recessed LED ceiling lighting, under-cabinet lighting, and ambient kickboard illumination, along with a stylish vertical

modern radiator. Doors lead into the hall and a separate utility room.

Utility

A well-designed and practical utility room fitted with coordinating base and tall units, offering additional storage and workspace with a quartz work surface to match the kitchen. Space and plumbing for washing machine and tumble dryer. Cupboard also housing the boiler, finished with luxury LVT herringbone flooring, uPVC double glazed window to the side elevation, extractor and door leading into WC.

Downstairs WC

UPVC double glazed window to rear elevation with fitted Venetian blind. Two piece suite comprising low-level WC and pedestal wash basin with chrome fittings, complemented by herringbone-style LVT flooring and a neutral décor. Chrome towel and toilet roll holders, panelled radiator, extractor and recessed LED lighting.

Bedroom Five/Additional Reception

Previously the garage, this useful space has been converted and provides an additional bedroom, reception room or a room for business use (subject to permissions). UPVC double glazed window to the front elevation with venetian blinds and composite double glazed frosted door to the side elevation offering a separate entrance. Wooden laminate flooring, panelled radiator and recessed LED lighting.

Kitchenette with base units, work surface, space for fridge freezer and stainless steel sink unit with mixer tap over.

Door leads into a separate WC comprising low-level WC, wash hand basin, wooden laminate flooring and recessed LED lighting.





Landing Area

A striking contemporary chandelier cascades from the ceiling, creating a stunning focal point above the stairwell. UPVC double glazed window to the side elevation. Access to loft space which is boarded with a pull-down ladder providing a useful storage space. Carpet flooring, panelled radiator, cupboard housing water cylinder, doors into bedrooms and bathroom.

Principal Bedroom

UPVC double glazed window to the front elevation with venetian blinds. Fitted wardrobes with smoked mirrored doors, clothing rails, shelving and drawers. Carpet flooring, panelled radiator and ceiling light point. Door leads into en-suite shower-room.

En-suite Shower

A well-appointed en-suite comprising a three-piece suite: low-level WC, pedestal wash hand basin and a spacious walk-in mains-fed shower with a glazed screen. Finished with luxury vinyl tile (LVT) flooring, a heated towel rail, splashback tiling behind the sink and full-height tiling within the shower enclosure. Additional features include a wall-mounted vanity mirror, recessed LED lighting, an extractor fan and a frosted uPVC window to the side elevation.

Bedroom Two

UPVC double glazed window to the rear elevation with venetian blinds. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation with venetian blinds. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Four

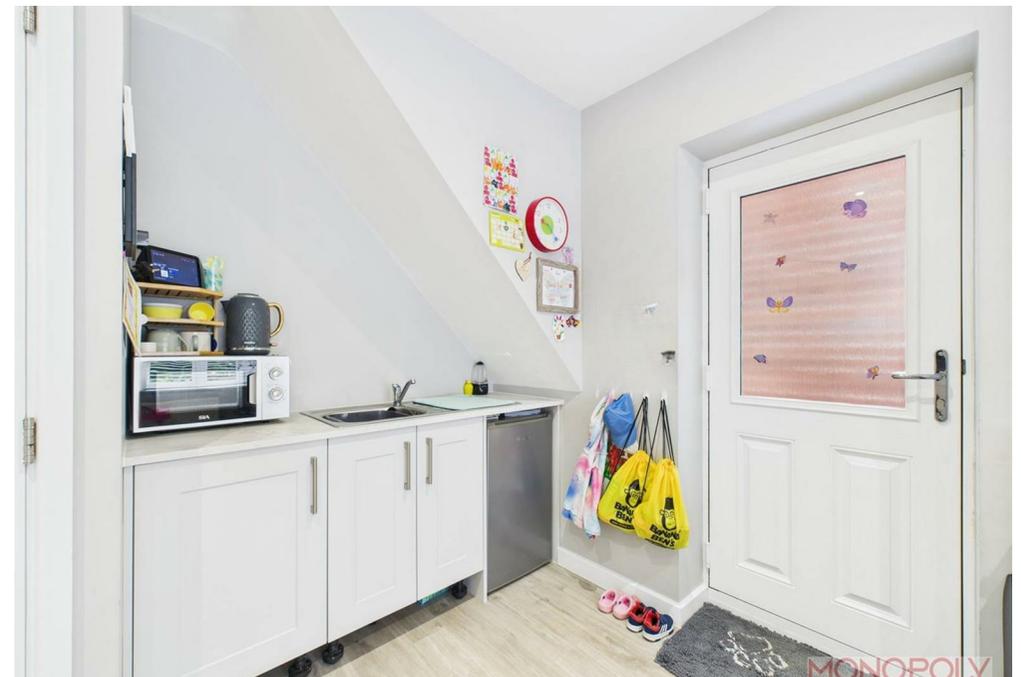
UPVC double glazed window to the front elevation with venetian blinds. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

A stylish four-piece suite comprising a low-level WC, pedestal wash hand basin, a panelled bath with handheld shower attachment, and a walk-in mains shower with sliding glass screen. Finished with complementary ceramic wall tiling, wood-effect LVT flooring, shave point, a fitted vanity mirror, heated towel rail, extractor fan, and recessed LED lighting. UPVC window to the front with venetian blinds.

Outside

To the front of the property is a spacious driveway providing off-road parking for three vehicles. A porcelain paved pathway leads to a covered porch entrance. To the side, a timber gate opens onto an additional paved area, which includes both hot and cold outdoor taps and convenient access to the garage conversion. The rear garden has been thoughtfully landscaped for low maintenance and maximum enjoyment, featuring sleek porcelain patio areas and pathways with decorative stone borders and contemporary fencing. Integrated downlighting adds ambiance, while motion-sensor mood lighting built into the soffits further enhances the outdoor setting. The garden also provides access to the gym and home office, as well as a bespoke outdoor lounge area, complemented by an artificial lawn.



Outdoor Garden Lounge

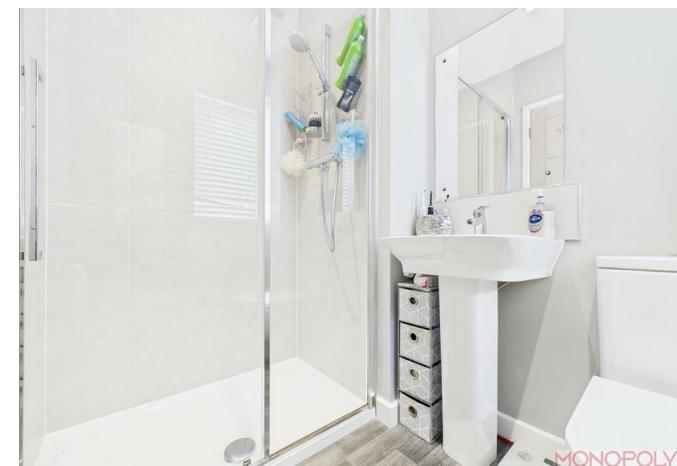
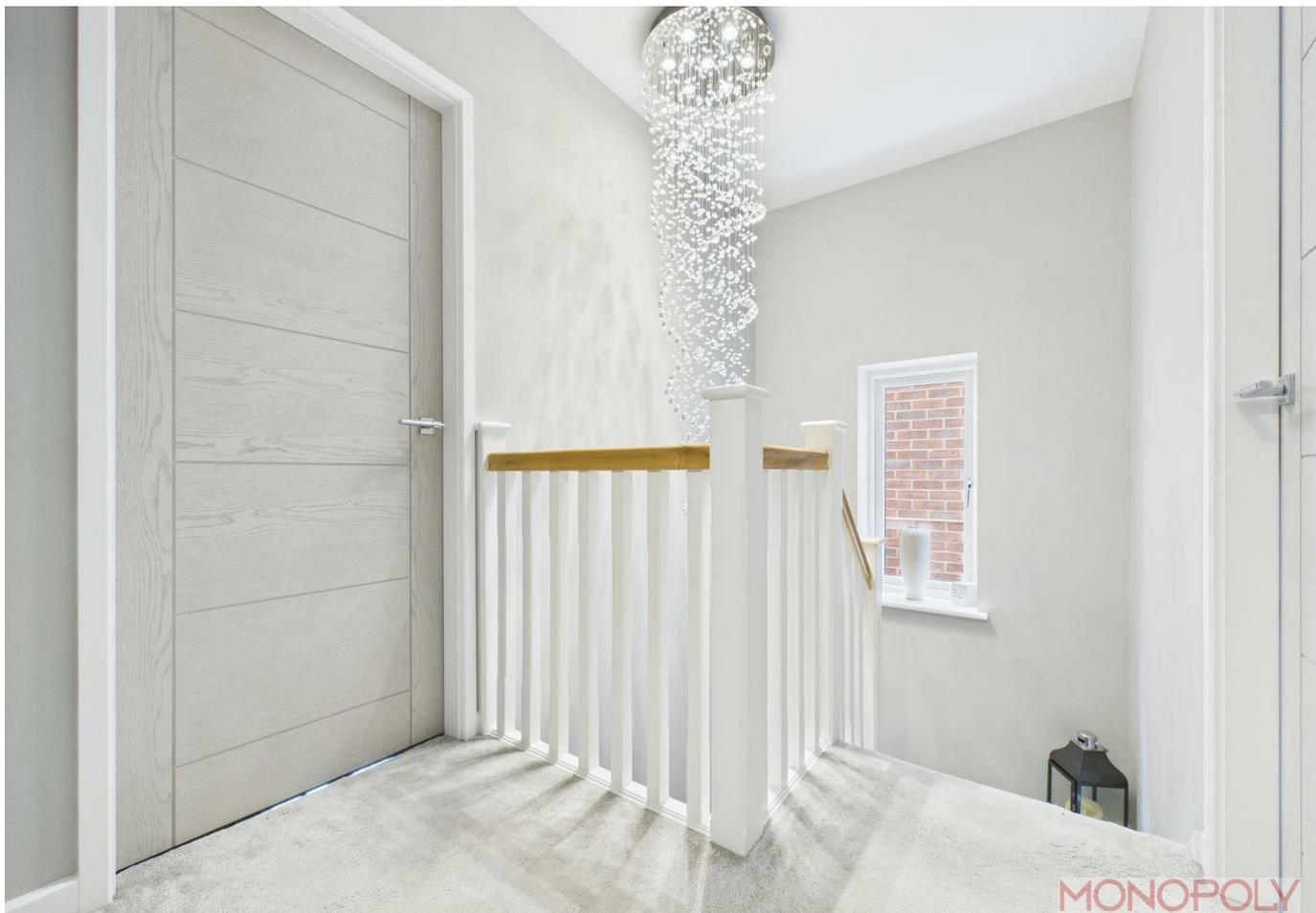
This stunning outdoor seating area is a true extension of the living space, thoughtfully designed to provide year-round enjoyment. Set beneath a striking roof lantern that floods the space with natural light, the area features panelled walls and oak-effect beams, creating a contemporary yet cosy atmosphere. The floor is laid with low-maintenance tiling, and the space offers ample room for both dining and relaxing. Designed with convenience and versatility in mind, the garden benefits from seven external power sockets, integrated mood lighting, and a pull-out privacy screen.

Office

Accessed via uPVC double-glazed French doors, this dedicated outdoor office provides a quiet and professional workspace separate from the main house. The interior is finished with stylish wood-effect laminate flooring, recessed LED lighting, and a modern electric heater for year-round comfort—perfect for remote working, studying, or running a home-based business.

Gym

Accessed via a uPVC door presently used as a home gym with LED strip light and power sockets.





Additional Information

The current owner has undertaken a series of high-quality improvements throughout the property, enhancing both its aesthetic appeal and practicality. Notable upgrades include a garage conversion that provides a versatile additional reception space, complete with a WC, kitchenette, and composite entrance door. The entrance hall and kitchen benefit from full herringbone LVT flooring, complementing the newly installed contemporary kitchen which features an island and a full suite of premium integrated appliances. These include a pyrolytic oven, combination oven microwave, built-in coffee machine, wine fridge, downdraft induction hob, and integrated dishwasher. Further enhancements include a practical utility room with additional storage, bi-folding doors to the rear, newly fitted internal doors, and a beautifully landscaped outdoor seating area laid with porcelain tiles and pathing, finished with mood lighting for year-round enjoyment. To the rear of the garden is a converted home office and gym. The loft has also been professionally boarded and fitted with a pull-down ladder, offering excellent storage. The property is further equipped with a hard-wired security alarm system and Nest smart heating, both of which are included in the sale.



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⁾
1398 ft²
129.9 m²

(1) Excluding balconies and terraces

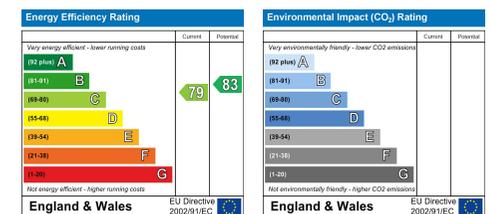
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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SOAK

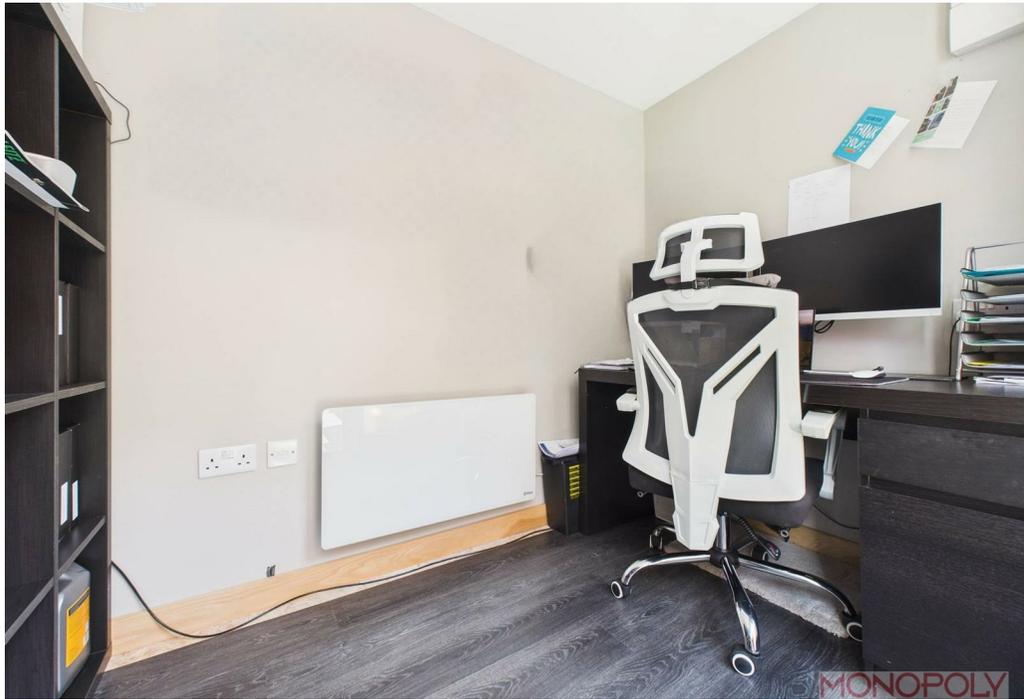
DARK

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