

Town & Country

Estate & Letting Agents

Hawthorn Road, Marford

£385,000



Situated within a quiet cul-de-sac in an elevated position with plenty of scenic views of the rooftops of Marford. This beautifully presented detached family home provides adaptable accommodation located on a generous size plot, having beautifully presented mature gardens, decked patio area and ample parking with the benefit of gas central heating and UPVC double glazing.

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Description

This modern detached family house can be adapted to suit individual requirements providing light and spacious accommodation comprising an entrance hall, living room, sitting room/ground floor bedroom, a contemporary fitted kitchen with a large open throughway to the dining room, a utility room and shower room. The first-floor landing offers access to all four bedrooms and a modern white bathroom suite. Externally, there is ample off-road parking and a colourful lawned and shrubbed garden with gated side access. This leads to a generously proportioned rear garden with a elevated deck patio area and beautifully presented tiered, lawned and shrubbed gardens.

Location

Marford, is convenient for Chester and Wrexham commercial centres yet on the fringes of open countryside. Good local schooling is available for nursery, primary and secondary education with the independent schools of King's and Queen's also situated within easy travelling distance. The quality day-to-day amenities that Rossett and Gresford, the adjacent villages, have to offer include small independent shopping as well as good public houses and restaurants.

Directions

From the King Street branch head north-east on King Street towards Lord Street, Turn left onto Trinity Street, turn left onto Rhosddu Road, At the roundabout, continue straight to stay on Rhosddu Road, At the roundabout, take the 3rd exit onto A5152, At the roundabout, take the 1st exit onto Chester Road/A5152, At Gresford Interchange, take the 5th exit onto Chester Road/B5445, Turn right onto Hillock Lane, Turn left onto Myrtle Road, Turn right onto Mayflower Drive and right again onto Hawthorn Road, Turn and stay on Hawthorn Road, the property will be located by our for sale board.



Entrance Hall

14'2" x 5 feet

The property is entered through UPVC stain glass, unlead double glazed front door, which opens to engineered oak flooring, radiator, stairs off, rising to the first floor accommodation with a storage cupboard below and internal doors off, open to the living room, to the kitchen and to the ground floor bedroom/playroom.



Living Room

15'9" x 11'7"

Having a window, facing the front elevation, radiator and their internal door opening to the dining room.



Ground Floor Room

15'4" x 7'4"

This room provides an opportunity to be utilised as a playroom, office, snug or fifth bedroom. accessed through an inner hallway which has space for hanging coats and storing shoes, Having a window to the front elevation and a radiator.

timber laminate and runs through the large open throughway to the dining area. There is a radiator, window to the rear elevation and the internal door opens to the utility room.



Kitchen/Dining area



Kitchen

13'7" x 10'0"

A beautiful fitted shaker style, kitchen replete with wall base and drawer units, complimented by stainless steel handles. Ample wood effect worksurface space housing, a stainless steel one and a half bowl sink units with a mixer tap, tiled splashback's. Integrated appliances include a stainless steel double oven, stainless steel hob, and extractor hood above a fridge, a dishwasher. Housing a recently installed (December 2022), Worcester gas combination boiler. The flooring is



Dining Room

10' 8 x 9'6"

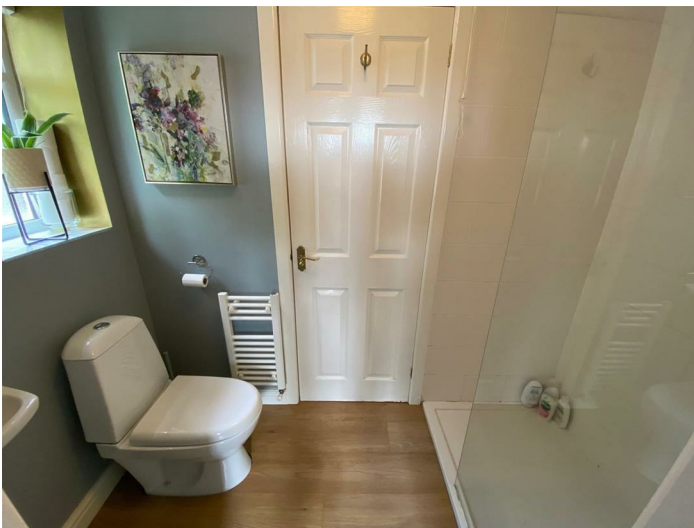
Having timber laminate flooring, a radiator and UPVC double glaze French doors opening onto the rear gardens elevated deck patio area.



Utility Room

7'8"×6'4"

Having timber laminate flooring running through from the kitchen and having plumbing and space for washing machine, dryer and tall fridge/freezer. A window facing the rear elevation. UPVC double glazed back door opening out to the rear garden and an internal door opens into the shower room.



Shower Room

7'4"×3'6"

Installed with a modern white suite, comprising a double shower enclosure with electric shower and protective glass screen. A dual flush, low-level WC, wash basin with mixer tap, heated towel rail, partially tiled, walls, and extractor fan, and opaque window to the side elevation.

First Floor Landing

Opening into all four bedrooms and to the bathroom. Having access to the loft space, a high-level window to the side elevation, large built-in shelves, storage cupboard with radiator and doors off.



Bedroom One

12'6"×10'4"

Having a radiator and a window to the rear elevation, which frames beautiful views over the rooftops of Marford.



Bedroom Two

10'4"×10'2"

Having a built-in double wardrobe, radiator and a window to the front elevation.



Bedroom Three

9'9" x 6'6"

With the benefit of lovely views via the window to the rear elevation and a radiator.



Bathroom

9'1" x 5'6" max

The bathroom is installed with a modern white sweet, comprising a panel bath with a central mixer tap and electric shower with protective glass screen above. Dual flush, low-level, WC, pedestal wash hand basin, partially tiled walls, a ceramic tiled floor, radiator, and opaque window, faces the side elevation.



Bedroom Four

7'2" x 7'0"

With timber laminate flooring, a built-in wardrobe, a window facing the front elevation and a radiator.



Externally

To the front of the property is a lawned garden with attractive and colourful planted beds, ample off-road parking leads to a canopy porch with gated side access to the rear. There is also an external light, vehicle charging points and water supply. The predominantly lawned rear garden has Shruti beds and borders, sleeper raised planters a paved pathway leading to an elevated deck patio area, and a play area and a plastic storage shed.



Garden



Rear View



Rear Aspect

Services

The agents have not tested any of the appliances listed in the particulars.

Council Tax Band E £2253

Tenure; FreeHold

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

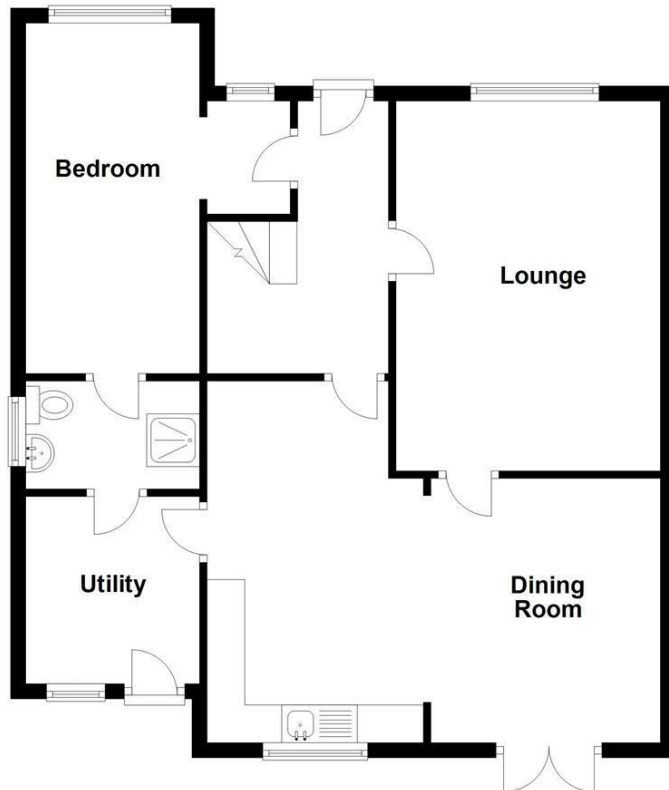
If you would like to make an offer, please contact the office and one of the team will assist you further.

Hawthorn Road, Marford

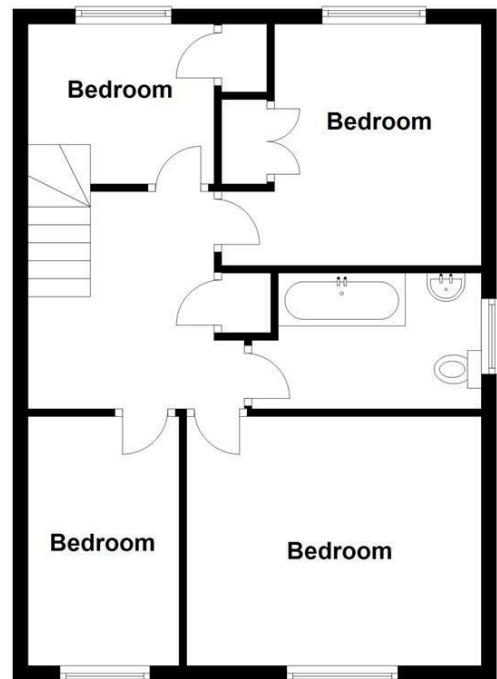
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Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	