

Town & Country

Estate & Letting Agents

Millfields , New Broughton, Wrexham

£325,000



Forming part of a modern development looking out over a communal green, this beautifully presented, light and spacious four bedroom detached family home should be viewed to be fully appreciated. Benefiting from both gas central heating and UPVC double glazing. In brief the internal accommodation comprises an inviting entrance hall with a cloakroom WC off, a generous sized living room, dining room, a modern gloss white kitchen with utility room off and the first floor landing offering access to a family bathroom and to four good sized bedrooms, the principle of which enjoys en suite facilities. Externally to the front of the property is off-road parking positioned to the front of a single garage and alongside an attractive lawn garden, timber side gate leads to the rear garden which has been beautifully landscape with paved pathways and patios, a steel gazebo with central lawn garden with raised planters all of which is enclosed by a combination of hedging and fence panels.

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Externally Front

Boasting an outlook over the communal green, the property has off-road parking to the front with a lawned garden to the side, a paved pathway and timber gate leads alongside the property to the rear garden. With further paving in front of the main entrance door alongside which is a courtesy light.



Entrance Hall

17' x 6'9

The property is entered through an opaque composite double glazed front door, which opens to an inviting entrance hall with Moduleo flooring, a radiator, a built in cloaks cupboard, stairs off rising to the first floor accommodation with spindle balustrades and internal doors off opening to the living room, kitchen and cloakroom WC.



Cloakroom WC

8' x 2'9

Installed with an attractive white suite comprising a low-level WC along with a wash hand basin with tiled splashback, Moduleo flooring, a radiator and an opaque window facing the front elevation.



Living Room

16'7 x 11'10

Having Moduleo flooring throughout, two radiators and a bay window to the front elevation framing the outlook over the communal green.



Kitchen

14'10 x 8'8

The kitchen is fitted with a range of beautiful gloss front wall base and drawer units complimented by Corian work surfaces with an integrated one and a half bowl sink unit with drainer and adjustable mixer tap above. Integrated appliances include a stainless steel oven, hob, extractor hood, microwave oven, dishwasher and fridge freezer. With Moduleo flooring throughout, a radiator, a window to the rear elevation, UPVC double glazed French doors opening to the rear gardens patio area, and open through way to the dining room and a door off opening to the utility room.



Dining Room

11'8 x 7'5

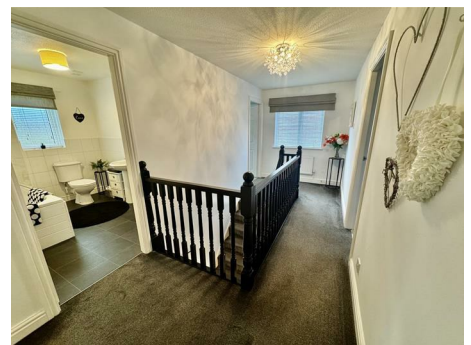
With a continuation of the Moduleo flooring and having a window facing the rear elevation with the radiator below.



Utility Room

6'7 x 7'5

Fitted with wall and base units matching those in the kitchen with Corian work surfaces space and plumbing for a washing machine space for a dishwasher, a radiator, Moduleo flooring along with the window facing the side elevation and an opaque composite double glazed door opening to the side of the property.



First Floor Landing

With a continuation of the banister and spindle balustrade from the entrance hall to landing with a window facing the side elevation, a radiator, access to the loft space and doors off opening to the family bathroom and to all four bedrooms, the principle of which enjoys en suite facilities.



Bedroom One

13'5 x 15'5

With a door off opening to the ensuite shower room, timber laminate flooring, a radiator and a window facing the front elevation framing the communal green outside.



Bedroom Four

9'5 x 8'

Also with timber laminate flooring and having a window facing the rear elevation with a radiator below.



Rear Garden

A beautifully landscape rear garden with paved pathways and patio areas, a seating area with a steel frame gazebo above, a gated storage area to the side, central lawn with raised planters enclosed by a combination of hedging and fence panels and having an external light and water supply.



Bathroom

9'5 x 6'4

Installed with a modern white comprising a panel bath with an electric shower and protective screen above, pedestal wash hand basin, low-level WC, partially tiled walls with a radiator and opaque window facing the front elevation, a ceramic tile floor, and extractor fan set within the ceiling and a built-in shelved cupboard with a radiator



En Suite

Installed with a three piece suite comprising a separate shower enclosure with thermostatic shower, a low-level WC along with a pedestal wash hand basin with partially tiled walls, radiator, ceramic tiled floor, an opaque window to the front elevation and the extractor fan set within the ceiling.

Bedroom Two

11'10 x 9'2

With timber laminate flooring, a window to the rear elevation with a radiator below.

Bedroom Three

8'3 x 12'3

With timber laminate flooring, two windows facing the front elevation and a radiator.



Garage

Accessed through an up and over garage door with power and lights and housing a wall mounted gas combination boiler installed in April 2024



Services

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

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 a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

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