

# Town & Country

Estate & Letting Agents

The Beeches, Hope, Wrexham

£375,000



Situated on an enviable corner plot in this desirable village offering easy access to Wrexham and Chester along with local motorway networks a host of day-to-day facilities and excellent schooling, this four bedroom detached family home benefiting from UPVC double glazing and gas central heating boasts light and spacious accommodation comprising an inviting entrance hall with cloakroom WC off, a spacious living room with patio doors opening to the rear gardens deck patio area, a dining room, a fitted kitchen along with the first floor landing offering access to the family bathroom and to four bedrooms, the principle of which enjoys on ensuite facilities. Externally to the front of the property is Tarmac off-road parking positioned to the front of a double garage with well-presented lawn and shrubbed gardens to the front. Timber side access opening to the rear garden which again is predominantly lawned, golden gravelled and shrubbed enclosed by hedges and having a raised deck patio area enjoying a sunny south-westerly facing orientation and views of the hills beyond. This property is available with the benefits of no onward chain.

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## Externally Front

Situated on an enviable corner plot which is predominantly lawned and shrubbed with a paved pathway leading to the front door with a canopy above, a light to the side and tarmac off-road parking for several vehicles situated in front of the double garage also with a light alongside. Timber side access opens to the rear garden.



## CLOAKROOM WC

4'8 x 5'6

With wood grain effect laminate flooring, radiator, two small leaded opaque double glaze windows facing the front elevation and installed with a low-level WC alongside a wash hand basin with mixer tap and tiled splashback.



## LIVING ROOM

19'7 x 11'4

Having a leaded UPVC double glaze window facing the side elevation, and exposed brick flu and quarry tiled hearth(with provision for a gas fire), two radiators and a UPVC double glazed patio door which opens to the rear gardens deck patio area.



## DINING ROOM

14'4 x 9'3

Leaded UPVC double glaze window faces the front elevation with a radiator below, stairs off with spindle balustrades rise to the first floor accommodation with wood grain effect timber flooring.



## KITCHEN

14'6 x 9'5

The kitchen is fitted with a range of light wood grain, maple style wall face and drawer units which are complimented by stainless steel handles. Ample works surface space incorporating a breakfast bar houses a stainless steel one and a half bowls sink unit with mixer tap and tiled splashback, Brazilian slate tiles on flooring, there is a gas range cooker with an extractor hood above. Along with fridge and dishwasher. There is an under stairs storage cupboard, slate effect tiled flooring with a UPVC double glazed window facing the rear elevation, a radiator and recessed downlights set within the ceiling. A door off opens to the garage



## FIRST FLOOR LANDING

With a continuation of the banister and spindle balustrades from the dining room to a landing with a radiator and doors off opening to the family bathroom and to all four bedrooms.



## BATHROOM

8'5 x 5'4

Installed with a modern white suite comprising a P shaped panel bath with electric shower above along with curved protective screen, a dual flush low level WC and wash hand basin with mixer tap and vanity unit below. The walls are partially tiled with a radiator and an opaque leaded UPVC double glazed window to the side elevation.



## BEDROOM ONE

11'6 x 8'8

Installed with a range of bedroom units incorporating wardrobes, a luggage cupboard canopy, bedside cabinets and dresser. A window faces the rear elevation framing beautiful views of hills to the rear with a radiator below. A door off opens to the ensuite shower room



## ENSUITE SHOWER ROOM

9'0 x 4'4

Installed with a three-piece white Sweet comprising a corner shower enclosure with thermostatic shower along with a dual flush low-level WC and a vanity unit in lightwood grain effect housing a wash and basin with mixer tap. The walls are fully tiled with a radiator and two small opaque UPVC double glaze windows to the rear elevation. And recessed downlights are set within the ceiling.



## BEDROOM TWO

9'6 x 10'9

With a leaded UPVC double glazed window to the front elevation with a radiator below and a built-in wardrobe with hanging space and shelving.



## BEDROOM THREE

11'4 x 7'1

With a leaded UPVC double glazed window facing the front elevation alongside a circular leaded UPVC double glaze window, having timber laminate wood grain effect flooring and a radiator.



## BEDROOM FOUR

8'0 x 9'4

With a UPVC double glazed window facing the rear elevation with views of hills to the rear and a radiator below

## DOUBLE GARAGE

17'2 x 16'3

A pitched roof double garage with power and light accessed from the front via a double up and over garage door or from the rear through an opaque UPVC double glazed back door there is also an opaque UPVC double glazed window to the rear elevation along with space and plumbing for a washing machine.



## REAR GARDEN

The rear garden enjoys a lovely sunny southwesterly facing orientation with a raised deck patio area, a lawn, shrubbed and golden gravel garden with outside light and water supply all enclosed by hedging.



## SERVICES TO PROPERTY

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

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Wrexham on 01978291345.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our 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 Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



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 must 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
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC