

Town & Country

Estate & Letting Agents

Tudor Court, Hope, Wrexham

£350,000



Immaculately presented and modernised throughout, this spacious four-bedroom family home occupies a desirable corner plot in central Hope village, boasting views of Hope Mountain. Features include a converted garage, landscaped rear garden, and double-width driveway. The generous layout offers a large reception hall, study/sitting room, dining room, and a bright living room with feature fireplace and garden access. The modern kitchen/breakfast room includes integrated appliances. Upstairs hosts a spacious principal bedroom with en-suite and built-in wardrobes, three further bedrooms (two doubles), and a family bathroom. Additional highlights: gas central heating with new boiler (2023), UPVC double glazing, and feature pergola with garden shed.

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DESCRIPTION

A superbly presented and modernised four-bedroom detached home with a converted garage and attractive landscaped rear garden. Situated on a prominent corner plot in a desirable central location within Hope village, it enjoys lovely front-facing views of Hope Mountain. This ideal family property offers spacious ground floor living, stylish décor throughout, gas central heating with a new boiler (2023), and UPVC double glazing. Key features include: a contemporary front door opening to a generous tiled reception hall, study/sitting room, dining room, bright living room with feature fireplace and garden access, and a well-equipped kitchen/breakfast room with integrated appliances. Upstairs offers a large principal bedroom with built-in wardrobes and en-suite, three further bedrooms (two doubles), and a family bathroom. Externally, there's a double-width driveway and a private rear garden with a pergola and timber shed.

LOCATION

The property is located in a small, well-established development within walking distance of the village centre, which offers a mini supermarket, church, and local bus service. Hope is home to the highly regarded Castell Alun High School and a primary school on Hawarden Road. Conveniently positioned between Mold (6 miles), Wrexham, and Chester (10 miles), the village offers excellent access to major employment hubs. A local train station provides direct services to Wrexham and Bidston, with onward connections to Liverpool.

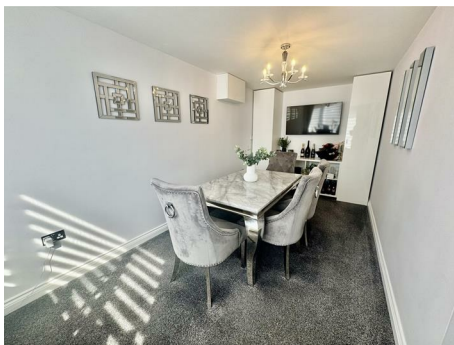


RECEPTION HALL

White spindle staircase leading to the first floor, featuring a tiled floor, recessed ceiling lights, and white paneled doors throughout.

CLOAKROOM W/C

Fitted with a low flush WC and pedestal wash basin with mixer tap. Includes feature mosaic-style part tiled walls, tiled floor, radiator, recessed ceiling lighting, and an extractor fan.



DINING ROOM

8'2 x 17

Double glazed front window, radiator, and fitted units along one wall incorporating display shelving, drawers, and a modern Worcester gas-fired combination boiler.



STUDY/SITTING ROOM

7'9 x 9'6

Front-facing double glazed window and double panel radiator.



LIVING ROOM

15'8 x 12

A stylish room featuring double glazed French doors with matching side panels overlooking the rear garden. Includes a recessed space for a wall-mounted TV above a contemporary electric fireplace with remote control, TV aerial point, and two panel radiators.



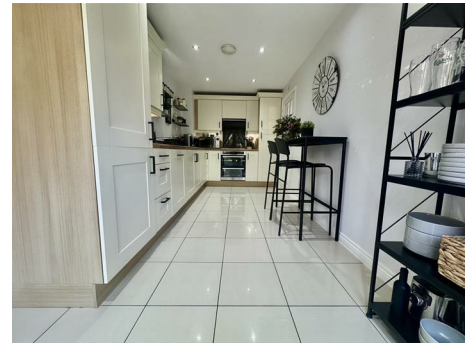
ELECTRIC FIREPLACE



KITCHEN/BREAKFAST ROOM

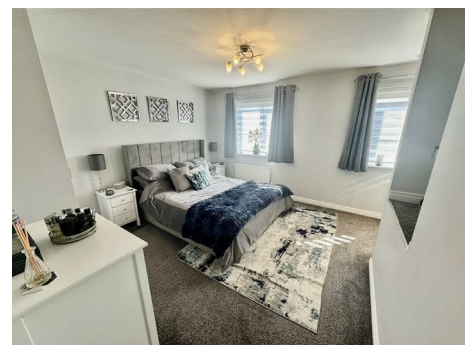
7'9 x 18'8

Fitted with a stylish range of cream-fronted base and wall units, complemented by wood block effect work surfaces, matching upstands, and an inset stainless steel sink with prep bowl and mixer tap. Features include under-cupboard lighting and a range of integrated appliances: stainless steel four-burner gas hob with glass splashback and integrated cooker hood, electric double oven, dishwasher, and fridge/freezer, with plumbing for a washing machine. Finished with a tiled floor, recessed ceiling lighting, double panel radiator, and UPVC double glazed door leading to the garden.



FIRST FLOOR LANDING

Includes a built-in cupboard housing a pressurised hot water cylinder, an additional storage cupboard, radiator with cover, white paneled doors to all rooms, and access to a part-boarded loft space.



BEDROOM ONE

12'6 x 13'4

A generously sized principal bedroom featuring two double glazed front windows with attractive views towards Hope Mountain, a mirrored sliding-door wardrobe, TV wall recess, and radiator.



EN SUITE
6'2 x 5'6

Fitted with a white suite including a spacious tiled shower enclosure with folding screen and mains shower, pedestal wash basin with mixer tap, and low flush WC. Features part tiled walls, wood-effect flooring, chrome towel radiator, extractor fan, recessed ceiling lighting, and a frosted double glazed window.



BEDROOM FOUR
7'10 x 10'11

The fourth bedroom features a double glazed window to the rear and a radiator.



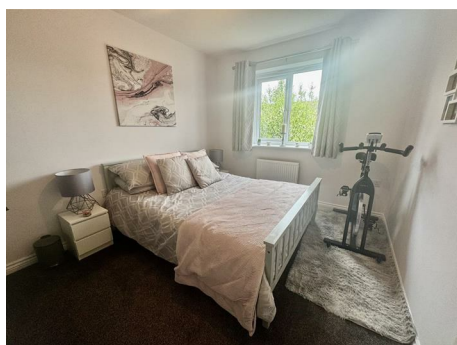
BEDROOM TWO
8'8 x 12'6

A double-sized room with a front-facing double glazed window offering views, a shelved alcove, a built-in mirrored sliding-door wardrobe, and a radiator.



FAMILY BATHROOM
6'3 x 7'3

Fitted with a white suite featuring mosaic-effect part-tiled walls, including a panelled bath with shower and screen, pedestal wash basin with mixer tap, and low flush WC. Additional features include a chrome towel radiator, wood-effect flooring, shaver point, recessed ceiling lighting, extractor fan, and a frosted double-glazed window.



BEDROOM THREE
8'5 x 11'10

A double-sized room with a double glazed window overlooking the rear garden, radiator, and a recess ideal for wardrobes.



EXTERNALLY

A covered front porch with an exterior light and a sleek grey contemporary double glazed door leading into the reception hall. The front and side gardens are laid to lawn, bordered by mature bushes and shrubs. To the rear, the fully enclosed landscaped garden offers panel fencing, a lawn, paved patio areas, and a gravel seating area beneath a pergola frame. The garden also features established shrubs, an outside tap and light, and a timber garden shed at the side of the house.



Services (Wrexham)

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

Tenure: Leasehold

Council Tax Band: E - £2763.42

Ground Rent: £388.78 a year (This price is set for the next 8 years)

Paid in one full amount, currently paid until December 2025.

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. Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(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	