

Town & Country

Estate & Letting Agents

Thornleigh Drive, Gresford

Offers In The Region Of £450,000



Nestled in the desirable area of Gresford, this extended, modern, four bedroom, detached family home, boasts contemporary accommodation and is beautifully presented throughout. Having the advantage of an open plan kitchen/dining/sitting room, a versatile gym/office, a downstairs cloaks and shower room. There is ample parking, and mature south facing gardens. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

This detached house has been extended to offer stylish yet functional accommodation ideal for families wanting to live within the Gresford area. Enjoying the benefits of UPVC double glazing along with gas central heating. The accommodation comprises of an inviting entrance hall with cloakroom WC off. An office/gym having a beautifully appointed shower room off, with underfloor heating, adding to the practicality of the home. A living room featuring a media wall and a generously proportioned contemporary open plan kitchen/dining/sitting room featuring a cast-iron log burner and French doors opening to the southerly facing rear garden. A utility room completes the ground floor accommodation. The first-floor landing offers access to all four bedrooms and to an equally impressive contemporary bathroom suite with lovely fixtures and finishes. Externally to the front of the property is ample pattern concrete off-road parking with gated side access leading to an enclosed rear garden. The rear garden is low maintenance having artificial lawn along with a composite raised deck patio area with foot lights and a hot tub all of which enjoys a sunny Southerly facing orientation.

LOCATION

Gresford is a highly sought-after village located just a few miles north of Wrexham, offering the perfect balance of rural charm and modern convenience. Known for its picturesque setting, historic church, and strong sense of community, Gresford provides a peaceful lifestyle with easy access to a range of amenities. The village boasts local shops, a post office, pubs, a well-regarded primary school, and excellent transport links—including quick access to the A483 for commuting to Chester, Wrexham, and beyond. Surrounded by scenic countryside and within close proximity to walking trails and parks, Gresford is an ideal location for families and professionals alike seeking a well-connected yet tranquil place to call home.



DIRECTIONS

Head south on Lower Bridge Street towards St Olave Street. Turn right onto Castle Street. At the roundabout, take the 1st exit onto Grosvenor Rd/A483. At the roundabout, take the 1st exit onto Wrexham Road./A483. At the roundabout, take the 2nd exit and stay on Wrexham Road./A483. At the roundabout, take the 2nd exit and stay on Wrexham Road./A483. At Post House Roundabout/Wrexham Rd Interchange, take the 2nd exit onto A483. At junction 7, take the B5102 exit to Rossett/Llay/Gresford/B5445. At the roundabout, take the 1st exit onto B5102. At the roundabout, take the 2nd exit onto Chester Rd/B5445. Continue to follow B5445. Turn left onto Hillock Lane. Turn left onto Hayfield Drive. Turn left to stay on Hayfield Drive. Continue straight onto Thornleigh Drive. The property will be located on the left hand side and will be located by a for sale board.



ENTRANCE HALL

21'4" x 6'6"

The property is entered through a light oak, double-glazed front

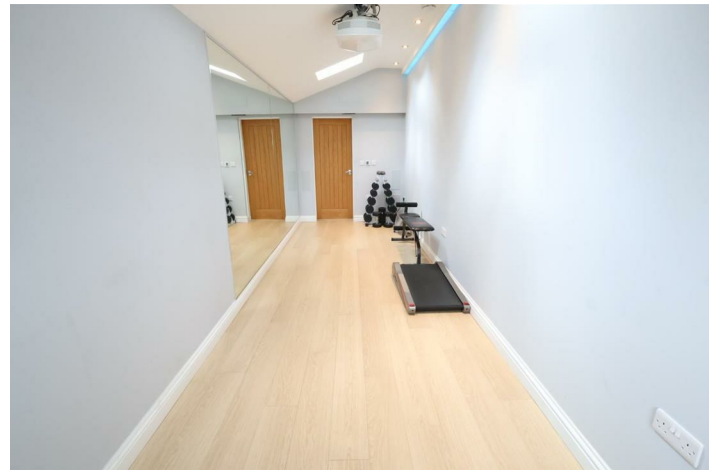
door, opening onto woodgrain-effect laminate flooring with partial underfloor heating. The welcoming entrance hall features a double-glazed skylight, recessed downlights set into the ceiling, a stainless steel tower column radiator, and light oak veneer doors providing access to the gym/office, cloakroom WC, living room, and the open-plan kitchen/dining/sitting room. A staircase with a light oak handrail and glass balustrades leads to the first-floor accommodation, with inset storage cupboards beneath.



CLOAKROOM WC

3'8" x 4'0"

Continuing with the light woodgrain laminate flooring from the entrance hall, the cloakroom is fitted with a low-level WC and a vanity unit topped with a tiled countertop and splashback, featuring a countertop-mounted wash hand basin with mixer tap.



OFFICE/GYM

23'1" x 6'4"

This versatile space includes a front-facing window and two double-glazed skylights. It has woodgrain-effect laminate flooring with underfloor heating, a mirrored wall, a wall-mounted projector with recessed screen, remote-controlled multicoloured recessed lighting, and built-in ceiling speakers and downlights. A light oak veneer door leads to the shower room.



SHOWER ROOM

7'4" x 6'3"

Beautifully appointed, this shower room features a walk-in shower enclosure with inset drain, fixed overhead rainfall shower and handheld attachment, and a protective glass screen. It includes a hidden-cistern, low-level WC and a vanity unit with a wash hand basin and waterfall-style mixer tap. The room is fully tiled with matching floor and wall tiles, an anthracite heated towel rail, recessed ceiling downlights, a ceiling speaker, and a double-glazed skylight.



LIVING ROOM

14'0" x 12'5"

This bright and spacious room features a large front-facing window, an anthracite tower column radiator, and light oak veneer double glazed doors opening to the open-plan kitchen/dining/sitting room. The focal point is a stylish media wall with provisions for a television and an electric remote-controlled gas fire, complemented by base cabinets, shelving, and recessed downlights.



KITCHEN/DINING/SITTING ROOM

20'6" x 19'6"

This impressive open-plan space offers woodgrain-effect laminate flooring throughout with partial underfloor heating, an anthracite corner column radiator, and a cast-iron log burner set on a granite plinth with patterned tile backplate. There's a rear-facing window, two rear-facing double-glazed skylights, and UPVC double-glazed French doors opening onto the rear garden. The kitchen is fitted with a range of two-tone shaker-style wall, base, and drawer units with stainless steel

handles and granite work surfaces, incorporating a breakfast bar and Belfast sink with adjustable mixer tap. Integrated appliances include a stainless steel combination microwave/grill, a separate single oven, an induction hob with stainless steel extractor above, and a dishwasher. Recessed ceiling downlights complete the space, and a light oak veneer opaque glazed door opens to the utility room.





UTILITY ROOM

6'7" x 7'8"

Fitted with grey shaker-style wall and base units, the utility includes a work surface with a stainless steel single drainer sink unit, mixer tap, and tiled splashback. There is space and plumbing for a washing machine and dryer. The room features laminate flooring with underfloor heating and an opaque UPVC double-glazed door providing access to the rear garden.



FIRST FLOOR LANDING

With a side-facing window, access to the loft space via an integrated retractable ladder, and a built-in cupboard housing the Worcester gas combination boiler. Doors lead to all four bedrooms and the bathroom.



BEDROOM ONE

14'0" x 10'3"

A spacious main bedroom with a front-facing window and radiator beneath.



BEDROOM TWO

12'6" x 10'3"

Overlooking the rear garden, this bedroom has a rear-facing window and radiator below.



BEDROOM FOUR

8'8" x 6'8"

Currently used as a dressing room, with a rear-facing window and radiator.



BEDROOM THREE

10'4" x 8'10"

With a front-facing window, radiator, and integrated desk.



BATHROOM

6'0" x 5'7"

A contemporary three-piece suite comprising a panelled bath with mixer tap, thermostatic shower, and protective screen, along with a vanity unit housing a dual-flush WC and a wash hand basin with mixer tap. The bathroom features porcelain tiled flooring, fully tiled walls, a chrome heated towel rail, an opaque side-facing window, and recessed downlights set into the ceiling.



EXTERNALLY

To the front is patterned concrete off-road parking, a circular flower bed, an electric vehicle charging point, external lighting, a water supply, and gated side access leading to the rear garden. Enjoying a sunny southerly aspect, the rear garden is low-maintenance with an artificial lawn, a composite decked patio with inset footlights, a hot tub, a timber shed, sleeper-raised planters, and an aluminium storage unit. The garden also includes outdoor lighting and a water supply, enclosed by a series of timber fence panels.



SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band F - 2,718.50

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 Chester on 01244 403900.

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.

