

Town & Country

Estate & Letting Agents

Stryt Isa, Wrexham

£575,000



An exceptional four-bedroom detached home in Hope, offering spacious and stylish family living. Features include a large fitted kitchen with island, multiple reception rooms, ensuite to the main bedroom, and a modern four-piece bathroom. Beautifully landscaped gardens, ample parking, and lovely countryside views complete this stunning property.

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DESCRIPTION

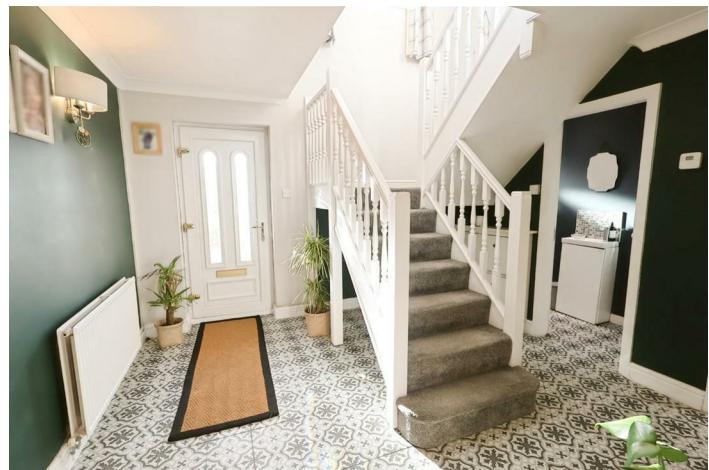
Situated in the highly desirable village of Hope, this beautifully presented and spacious four-bedroom detached home enjoys lovely views of surrounding fields and hills. Offering a superb blend of modern comfort and character, the property features a large kitchen with quality fittings, a double-aspect living room, a dining/sitting room with French doors to the garden, a utility, and a cloakroom WC. Upstairs offers four double bedrooms, each with fitted wardrobes, an ensuite to the principal bedroom, and a stylish four-piece bathroom.

Externally, the home boasts a generous plot with attractive front gardens, extensive parking, and a beautifully landscaped rear garden with covered seating area.



LOCATION

Hope is a sought-after semi-rural village in the County Borough of Wrexham, close to the Flintshire border. It offers a wonderful balance between countryside living and convenient access to nearby towns and cities such as Wrexham, Chester, and Mold. The village benefits from a range of local amenities including shops, pubs, a primary and secondary school, and recreational facilities. Excellent transport links and beautiful surrounding countryside make Hope a popular choice for families and professionals alike.



ENTRANCE HALL

11'8 x 11'

An opaque UPVC double-glazed entrance door opens to a spacious and inviting entrance hall with patterned tiled flooring, a radiator, and a turned staircase with banister and spindle balustrades rising to the first-floor accommodation. Internal doors open to the kitchen, dining room, and living room.



CLOAKROOM

6'9 x 2'6

With a continuation of the patterned tiled flooring from the entrance hall, the cloakroom is fitted with a dual flush low-level WC, a vanity unit with a waterfall-style mixer tap and miniature tiled splashback, an opaque front-facing window, and a chrome heated towel rail.



KITCHEN

16'5 x 11'6

Installed with an array of attractive light wood grain effect wall, base and drawer units complemented by large stainless steel handles, and a matching island unit incorporating two wine coolers. The granite work surfaces include a matching island top with breakfast bar. There is an inset stainless steel one-and-a-half bowl sink with dual adjustable mixer tap. Integrated appliances include a stainless steel single oven, a multifunction oven with grill and warming drawer, an induction hob with stainless steel extractor hood, and a dishwasher.

Recessed downlights are set within the ceiling, and the flooring is ceramic tiled. Open throughways lead to both the inner hallway and the dining/sitting room.



DINING/SITTING ROOM

12'9 x 9'6

Featuring a continuation of the ceramic tiled flooring from the kitchen, UPVC double-glazed French doors open to the rear garden and brick block patio area. There is a radiator, a stainless steel tower column radiator, and recessed ceiling downlights.

INNER HALLWAY

6'7 x 6'4

Fitted with light wood grain effect wall units matching the kitchen, with stainless steel handles and housing for an American-style fridge freezer. Recessed ceiling downlights and a door open to the utility room.

UTILITY ROOM

8'3 x 7'3

Fitted with light wood grain effect units complemented by stainless steel handles and granite work surfaces. Incorporates

a stainless steel single drainer sink with mixer tap. Features ceramic tiled flooring, a stainless steel column radiator, recessed downlights, loft access, an internal door to the sitting room, and an opaque UPVC double-glazed door opening to the rear garden.



SITTING ROOM

14'6 x 17'9

A bright and versatile room with a large front-facing window and integrated window seat below, plus two opaque side windows. There are two built-in double door storage cupboards (one housing the boiler), recessed ceiling downlights, and an additional loft hatch.



LIVING ROOM

21'2 x 12'6

A double-aspect room featuring a front-facing window and UPVC double-glazed French doors opening to the rear garden and patio. Two radiators and a feature sandstone fireplace housing a log-effect electric fire complete the space.



FIRST FLOOR LANDING

A spacious landing with a front-facing window and a continuation of the banister and spindle balustrade from the entrance hall. There is loft access via a retractable folding wooden ladder. Doors open to all four bedrooms and the bathroom.



BEDROOM ONE

12'2 x 10'1

Fitted with a range of maple-style wardrobes complemented by stainless steel handles. A front-facing window provides beautiful far-reaching views of the surrounding fields and hills. Includes a radiator and a door to the ensuite shower room.



ENSUITE SHOWER ROOM

7'3 x 5'3

Installed with an oversized shower enclosure with dual-head thermostatic shower, a wood grain effect vanity unit incorporating a dual flush low-level WC, and a wash hand basin with waterfall-style mixer tap. Fully tiled walls, ceramic tiled floor, opaque front window, recessed ceiling downlights, and extractor fan.



BEDROOM THREE

10'1 x 9'8

With a rear-facing window, radiator, and fitted light wood grain effect wardrobes complemented by stainless steel handles.



BEDROOM TWO

13'3 x 9'7 (max)

Fitted with a range of maple-style wardrobes with stainless steel handles, a rear-facing window, and radiator.



BEDROOM FOUR

10'7 x 8'1

Fitted with light wood grain effect wardrobes spanning one wall, stainless steel handles, and a front-facing window with radiator below.



BATHROOM

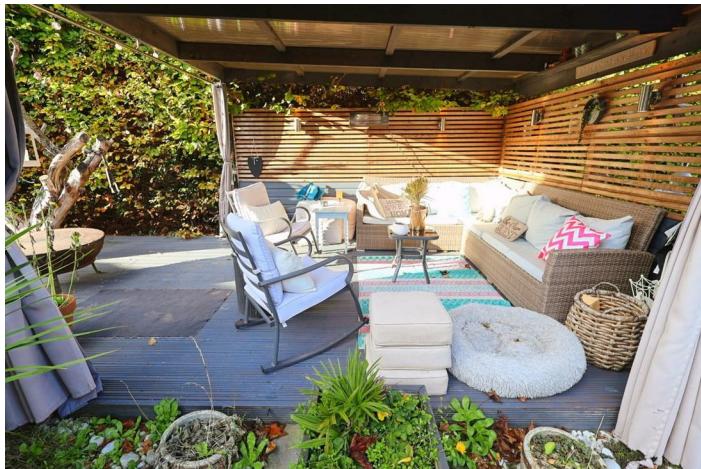
10'4 x 6'9

Installed with a contemporary white four-piece suite comprising a slipper-style bath with central mixer tap, a corner shower enclosure with dual-head thermostatic shower, and a wood grain effect vanity unit incorporating a dual flush low-level WC and wash hand basin with mixer tap. Fully tiled walls, ceramic tiled flooring, opaque rear window, chrome heated towel rail, recessed downlights, and extractor fan.



EXTERNALLY

A white farmhouse gate opens onto a gravel off-road parking area with brick block borders, dividing an attractive lawn and shrub garden enclosed by hedge borders. This leads to a further brick block seating area. A brick block pathway to the side provides access to the rear garden through a timber gate. In front of the main entrance door is an open canopy porch with ceramic tiled flooring, an external light, a power point, and an electric vehicle charging point. Accessed via a timber side gate, the generous rear garden is beautifully presented with brick block walkways, patterned patio areas, and external lighting. Additional features include hot and cold water supplies, a covered decked seating area, and a predominantly lawned garden interspersed with mature plants, shrubs, and trees, all enclosed by hedging.



Services (Wrexham)

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

Tenure: Freehold

Council Tax Band G: £3744

Viewings (Wrexham)

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

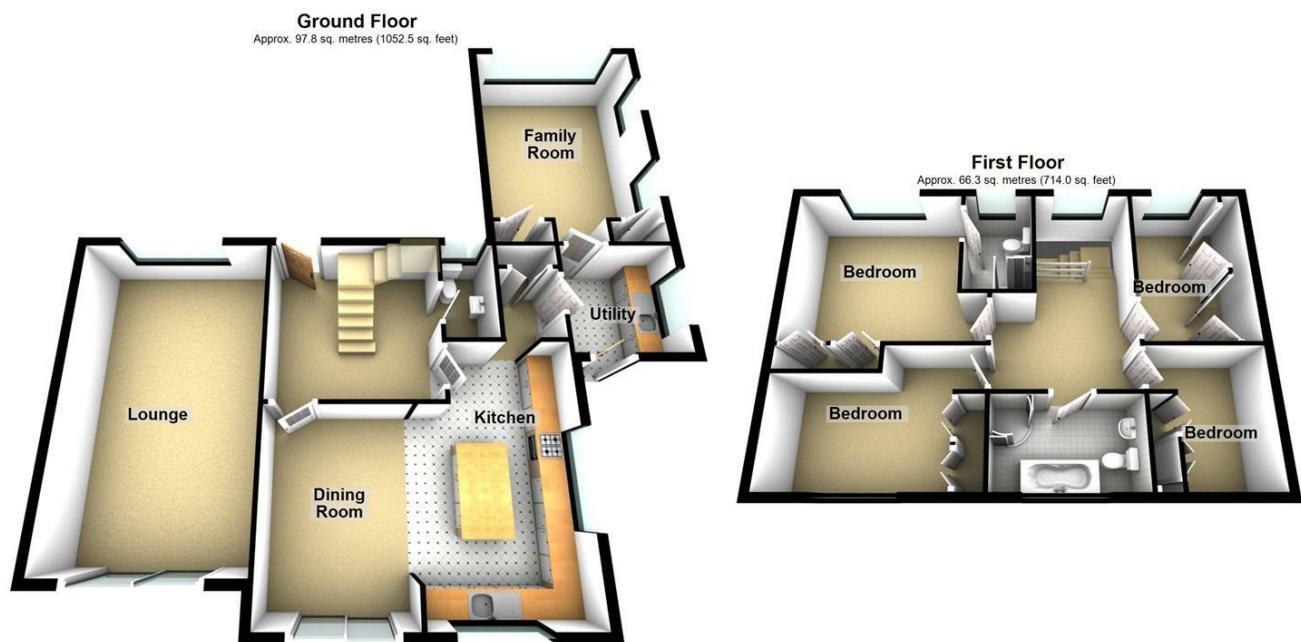
To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

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 mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total area: approx. 164.1 sq. metres (1766.5 sq. feet)

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		
(81-91) B		
(69-80) C		
(55-68) D	56	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	