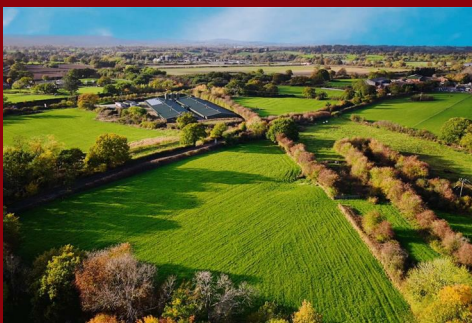


Town & Country

Estate & Letting Agents

Briar Close, Cross Lanes, Wrexham

£600,000



A substantial detached home in a peaceful setting, offering excellent family accommodation with extensive outdoor space. Perfect for buyers seeking a semi-rural lifestyle within easy reach of local amenities.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

DESCRIPTION

Located in a quiet cul-de-sac, this spacious four-bedroom detached family home offers far more than meets the eye — including approximately five acres of grazing land and woodland to the rear, ideal for equestrian or leisure use. Benefiting from gas central heating and UPVC double glazing, the home provides well-planned and versatile accommodation throughout.



LOCATION

Cross Lanes is a charming area situated in Wrexham, known for its quaint and picturesque setting. It features a cluster of historic buildings and houses, surrounded by green fields and countryside. The area is well-connected to Wrexham town centre and other nearby villages, making it a popular choice for commuters and a convenient and family-friendly place to live.



ENTRANCE HALL

16 x 9'1 max

Spacious and welcoming with staircase to first floor, under-stairs storage, and access to all main rooms.



LIVING ROOM

23'8 x 12'9

Dual aspect with feature living flame gas fire, marble surround, two radiators, and French doors to rear garden.



DINING ROOM

11'7 x 10'6

Overlooks rear garden, accessed via double doors from living room plus door from hallway.



KITCHEN

14'9 x 11'9

Fitted with light oak-style wall, base, and display units, ample worktop space, integrated oven, hob, and extractor. French doors open to garden.



UTILITY ROOM

6'6 x 5'5

Additional storage, sink unit, plumbing for washing machine and dryer, and external side access.



CLOAKROOM WC

7 x 2'8

With wash basin, tiled splashback, and radiator.



STUDY

11'8 x 7'6

Rear aspect with radiator.



FIRST FLOOR LANDING



PRINCIPLE BEDROOM INC ENSUITE

14'9 x 12'8

With fitted wardrobes, rear aspect window, and access to ensuite bathroom.



BEDROOM THREE

12'3 x 9'9 max

Front aspect with radiator.



EXTERNALLY

Off-road parking, shrub gardens, canopy above entrance with courtesy light, and side access. To the rear large paved patio leading to generous lawns with established trees and shrubs. Pathway leads through further gardens and woodland to grazing land beyond.



ENSUITE

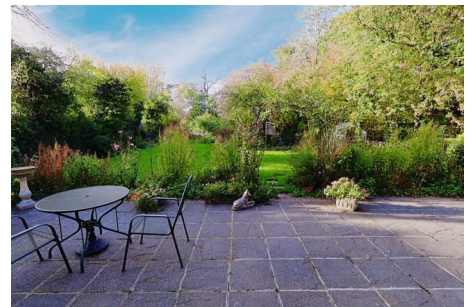
Fitted with panelled bath, wash basin, WC, partial tiling, and opaque window.



BEDROOM FOUR

7'7 x 8'9

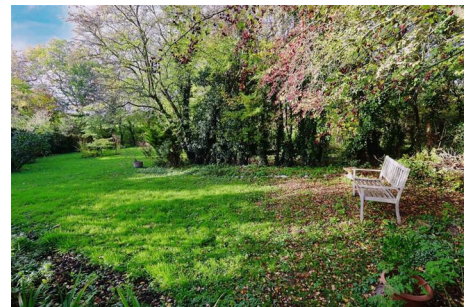
Ideal home office with a rear aspect window.



FAMILY BATHROOM

9'3 x 6'6

Four-piece suite with bath, corner shower, wash basin, WC, and tiled walls.



BEDROOM TWO

12 x 12'2

Rear aspect, fitted wardrobes, and radiator.



GARAGE

18 x 18'1

Two single up-and-over doors, power, light, pitched roof, and rear pedestrian access.



DRONE

Approximately five acres of woodland and grazing land with separate gated access from Bedwell Lane.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 