

# Town & Country

Estate & Letting Agents

Jeffreys Road, Borrás Wrexham

Offers Over £569,950



Situated on this desirable road on a substantial plot looking out towards Acton Park this Beautifully presented, light, spacious and versatile family home enjoys both the benefit of gas central heating and UPVC double glazing. Boasting internal accommodation comprising an inviting entrance hall with cloakroom WC off, a living room, a dining/sitting room, a kitchen/diner with utility room off, an orangery with views over the rear garden and a boot room and study complete the ground for accommodation. The first floor landing offers access to a family bathroom, shower room and all four bedrooms the principal suite having a large walk-in wardrobe and a four piece ensuite bathroom. Externally the property's large frontage can accommodate ample off-road parking alongside lawn and shrub garden and offers access to a storage garage situated to the side of the main residence. The generous sized rear garden is predominantly laid to lawn with slate chip and shrub flowerbeds along with a large paved patio area, all of which is enclosed by a series of fence panels.

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### Externally Front

The property is approached through double iron gates opening to ample off-road parking and turning alongside a predominantly lawn and shrub garden with a wall boundary to the front and timber fence panels to the side along with the timber gate offering access to the rear garden.



### Entrance Hall

The property is entered through a composite grey opaque double glazed front door which opens to an inviting L shaped entrance hall with veneer oak flooring, a coved ceiling, two radiators, a window to the rear elevation, stairs off rising to the first floor accommodation with banister and spindle balustrades along with deep storage cupboard with light and window to rear below. Oak veneer doors open to the living room, kitchen, under stairs storage cupboard and cloakroom WC.



### Cloakroom WC

6'5 x 5'9

Installed with a dual flush low level WC along with a Belfast sink with mixer tap and handheld shower shower extension, built in shelves and cupboard housing the floor standing Worcester boiler. The walls are partially tiled, the floor ceramic tiled.

### Living Room

16'6 x 10'6

Having a bay window facing the front elevation with a radiator below, a coved ceiling with ornate ceiling rose and, a living flame gas fire with an ornate Adams style surround.



### Orangery.

15'7 x 16'5

Having KarnDean flooring, a radiator, three windows facing the rear elevation, UPVC double glazed French doors opening up to the garden and recessed downlights set within the ceiling.

### Boot Room

11'7 x 6'5

With it's own separate UPVC double glazed door opening to the side elevation of the property, a ceramic towel floor, radiator and sink and recessed downlights set within the coved ceiling.

### Study

10'1 x 7'5

With a window facing the front elevation, coved ceiling and radiator.

### First Floor Landing

With a window facing the rear elevation, and ornate coved ceiling with ceiling rose, along with recessed downlights and oak veneer doors opening to the principal suite, bedrooms two, three and four and to the Family bathroom and shower room



### Principle Suite

15'3 x 10'1

(Measurements incorporate walking wardrobe) With a window facing the front elevation framing views towards Acton Park with a radiator below, a Coved ceiling with central ceiling rose and oak veneer doors opening to the walk-in wardrobe and ensuite bathroom. Walk-in wardrobe measure 6'7" x 5'1" with eye level hanging and a light.

### Sitting Room/Dining Room

15' x 10'3

Having a window facing the front elevation with a radiator below, coved ceiling with matching ceiling rose and oak veneered double doors opening to the kitchen.



### Kitchen/ Dining Room

20'3 x 21'8 max

A beautiful L shaped kitchen/dining room fitted with a range of attractive light oak style wall, base and drawer units complimented by stainless steel handles. Ample work surface space houses a ceramic single bowl and drainer sink unit with mixer tap and tiled splashback, there is space for a range style cooker with a stainless steel extractor hood above, space for a large american style sided by side fridge freezer and an integrated dishwasher. Windows facing both the side and rear elevations, radiator, ceramic tiled floor and recessed downlights set within the ceiling and open through way leads to a corridor offering access to the study And boot room with oak veneer doors opening to the utility room and Orangery.



### En suite Bathroom

9'6 x 10' max

A contemporary four piece suite comprising a tiled panel bath with Central mixer tap and handheld shower extension, a dual flush low level WC, a pedestal wash hand basin with mixer tap and a oversized shower enclosure with dual head thermostatic shower, recessed downlights and in set shelf. The walls are fully tiled with access to eaves storage, further recessed downlights to set within the ceiling along with an extractor fan and two skylights the rear elevation



### Bathroom

6'5 x 6'5

The bathroom is installed with a modern white three piece suite comprising a corner panel bath with mixer tap and handheld shower extension as well as electric shower, there is a low level WC, pedestal wash hand basin, the flooring is ceramic tiled, the walls partially tiled with a chrome heated towel rail, and opaque window facing the side elevation and set within the ceiling are recessed downlights and an extractor fan.



### Rear Garden

With gated side access leading to a generous sized rear garden with a large lawn with slate chip and shrub flowerbeds a large paved patio area with low brick boundary walls, an aluminium storage shed all of which is enclosed by a series of concrete post and timber fence panels



### Bedroom Two

13'9 x 10'2

With a coved ceiling, a window facing the front elevation with a radiator below.



### Shower Room

10'6 x 5'6

Installed with a low level WC and pedestal wash hand basin and an oversized shower enclosure within inset shelf along with an electric shower and extractor fan. The flooring is ceramic tiled, the walls partially tiled and the ceiling has recessed downlights and two skylight facing the rear elevation.



### Bedroom Three

11'2 x 10'3

Having a coved ceiling and a window to the front elevation with a radiator below.

### Bedroom Four

10'10 x 11'2

A double aspect room with windows to the front and side elevations, access to the loft and having a radiator and coved ceiling.



### Services

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

### 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.

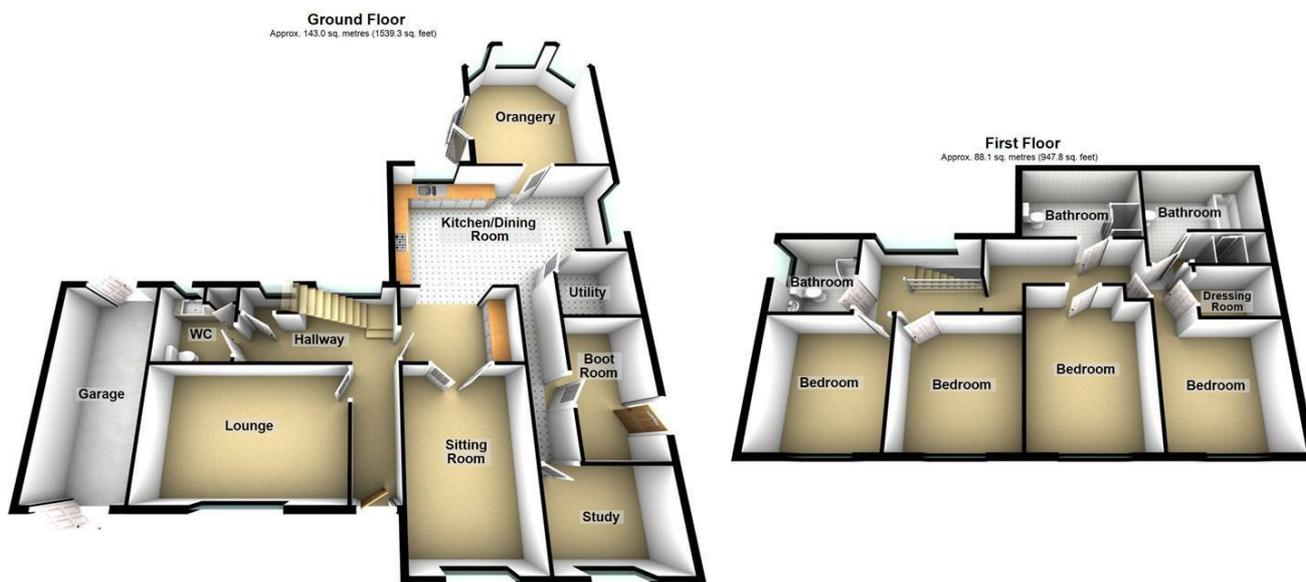
### Mortgage Advice

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 mortgage amount may be charged. Approval No. H110624

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

### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 231.1 sq. metres (2487.2 sq. feet)

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			
<b>England &amp; Wales</b>		71	80
EU Directive 2002/91/EC			

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