

Town & Country

Estate & Letting Agents

Frog Lane, Holt

£600,000



A beautifully presented, light and spacious detached dormer bungalow in a highly desirable village, within walking distance of local amenities and with easy access to Wrexham and Chester. The home features UPVC double glazing, gas central heating, two ground-floor double bedrooms, a contemporary shower room, a study/fifth bedroom, spacious living areas, and two first-floor double bedrooms with a family bathroom. Outside, there is ample off-road parking, a double garage with workshop, and a generous south-facing garden with patio, lawns, and mature planting.

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DESCRIPTION

Situated within walking distance of the heart of a highly desirable village, offering easy access to both Wrexham and Chester, this beautifully presented, light and spacious detached dormer bungalow has been improved and extended by the current owners and should be viewed to be fully appreciated. The property benefits from UPVC double glazing and gas central heating and offers flexible accommodation, including two ground floor double bedrooms, a contemporary shower room, a study/fifth bedroom, spacious living areas, and two further double bedrooms on the first floor with a family bathroom. Externally the property offers ample off-road parking, a double garage with workshop, and a generous south-facing rear garden with patio, lawns, and mature planting.



LOCATION

Bank House is situated within the village of Holt, a well-established and popular location offering a range of local amenities including shops, public houses, and a primary school. The area benefits from good road links to Wrexham and Chester, making it suitable for both local and commuting residents. The surrounding countryside and nearby river walks provide additional recreational opportunities.



VESTIBULE

7'10" x 6'8"

The vestibule is entered through a composite front door with opaque leaded and stained glass panels to either side and features marble tiled flooring. There is a walk-in cloaks/storage cupboard measuring 6'8" x 3'6", with continuation of the marble tiled floor, an opaque high-level window to the side elevation, and a radiator.



ENTRANCE HALL

With wood-grain effect laminate flooring, a radiator, and stairs with spindle balustrades rising to the first-floor accommodation.

Doors lead to the living room, dining room, kitchen, study, shower room, and two ground floor double bedrooms.



LIVING ROOM

25'6 x 15'7

A spacious double-aspect room featuring a window to the front elevation, three radiators, and patio doors opening onto the paved rear patio. Glazed double doors provide access to the dining room, while a striking exposed brick and slate-effect tiled fireplace houses a cast-iron log burner beneath an oak mantle, creating an attractive focal point to the room.



DINING ROOM

15'9 x 15'9 (max)

With a window overlooking the rear garden, a radiator below, and access to a deep under-stairs storage cupboard.





KITCHEN

15'5 x 10'9

The kitchen is fitted with a range of light wood-grain effect wall, base and drawer units, complemented by display cabinets and stainless steel handles. There is ample worktop space incorporating a breakfast bar and a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashbacks. The room further benefits from ceramic tiled flooring, a radiator, and a window overlooking the rear garden, with a stable-style door providing access to the utility room.



UTILITY ROOM

10'8 x 10'3

Continuing the ceramic tiled flooring from the kitchen, the utility room is fitted with matching light wood-grain wall and base units with stainless steel handles and work surfaces. It also features a stainless steel single drainer sink with mixer tap, matching tiled splashback, space and plumbing for a washing machine and tumble dryer, a radiator, a wall-mounted Worcester gas boiler, windows to both side elevations, and a UPVC double-glazed rear door.



STUDY / BEDROOM FIVE

9'9 x 8'9

Currently used as a study, though it could easily serve as a fifth bedroom. Window to the side elevation with radiator below.



SHOWER ROOM

9'8 x 6'3

The contemporary bathroom is thoughtfully designed, featuring an oversized shower enclosure with a dual-head thermostatic

shower, a vanity unit with dual-flush low-level WC, wash hand basin with mixer tap, and an illuminated mirror with integrated medicine cabinet. The space is enhanced by partially tiled walls, a chrome heated towel rail, an opaque side window, recessed ceiling downlights, and an extractor fan.



GROUND FLOOR BEDROOM ONE

14'7 x 12'3

Also with a window to the front elevation and radiator below.



GROUND FLOOR BEDROOM TWO

14'7 x 12'6

With a window to the front elevation and radiator below.

FIRST FLOOR LANDING

With continuation of the white banister and spindle balustrade, two double glazed skylights with integrated blinds, a radiator, built-in storage cupboard with lighting, fitted low-level cupboard, and access to the eaves. Doors lead to both bedrooms and the bathroom.



BEDROOM THREE

19'6 x 12'7 (to extremes)

This versatile room offers access to eaves storage, a radiator, fitted low-level cabinets, and two rear-facing double-glazed skylights with integrated blinds, bringing both practicality and natural light.



BEDROOM FOUR

15'9 x 12'7 (to extremes)

This charming room features a fitted low-level cabinet, a radiator, and two rear-facing double-glazed skylights with integrated blinds, filling the space with light and practicality.



BATHROOM

13'3 x 5'5 (max limited headroom)

This stylish bathroom features a front-facing double-glazed skylight, recessed ceiling downlights, an extractor fan, ceramic tiled flooring, and partially tiled walls. It is fitted with an oversized shower enclosure with electric shower, a panel bath with mixer tap, a hidden cistern WC, and a vanity unit with wash hand basin.



EXTERNALLY

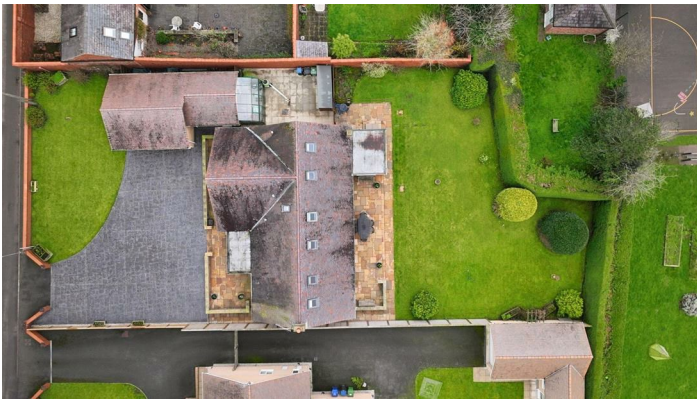
The front of the property is enclosed by a low brick wall with vehicle access, leading to ample imprinted pattern concrete off-road parking. There is also a lawned front garden, timber gated side access on both sides of the property leading to the rear garden, and external courtesy lights positioned either side of the front door. The generous, predominantly south-facing rear garden features a large slightly elevated paved patio with matching pathways, external garden lighting, lawned areas, and a variety of mature trees, shrubs, and planted borders, all enclosed by timber fencing, hedging, and brick walling. To the side, there is a paved area with high picket fencing and a greenhouse.



GARAGE & WORKSHOP

Accessed via two electric up-and-over doors, this double garage with workshop benefits from power and lighting, a pitched roof providing storage, and a separate opaque UPVC double-glazed door to the workshop area.





DRONE PHOTOGRAPHY



Services

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

Freehold

Council Tax Band - G (£3655 Per Year)

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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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