Town & Country
Estate & Letting Agents

Moss Wood Court, Wrexham

£425,000

A spacious five-bedroom detached family home offering excellent accommodation across three floors. Highlights include a superb open-plan kitchen/dining/living area with integrated appliances and central island, a separate lounge, home office, two en suite bedrooms, family bathroom and ground-floor WC. Externally, the property benefits from a generous driveway providing parking for several vehicles, a double garage and an attractive rear garden with paved seating areas, making this an ideal home for modern family living.

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DESCRIPTION

An impressive and spacious five-bedroom detached family home offering versatile accommodation arranged over three floors. The property benefits from a superb open-plan kitchen, dining and living area, a separate lounge, home office, five well-proportioned bedrooms, two en suites, a family bathroom and a ground-floor WC. Externally, the home offers a generous driveway providing parking for several vehicles, a double garage, attractive landscaped gardens and a generous rear garden with paved seating areas. With its excellent proportions and flexible layout, the property is particularly well suited to growing or established families.

LOCATION

48 Moss Wood Court is situated in the popular residential area of New Broughton, Wrexham, offering a convenient setting for families and commuters alike. The property is well placed for a range of local amenities, schools and everyday services, with Wrexham city centre within easy reach for a wider selection of shops, leisure facilities, restaurants and transport links. The area also provides good access to the surrounding road network, making it a practical base for travel across Wrexham and further afield.

ENTRANCE HALL

13.51' x 7.16'

The property is entered through a composite front door into a spacious entrance hall. Stairs rise to the first floor on the left-hand side, while internal doors provide access to the home office, ground-floor WC, living room and open-plan kitchen/dining/living area. Double doors open from the hallway to a useful utility cupboard housing the washing machine and tumble dryer. A radiator is positioned to the right-hand side of the hall.

DOWNSTAIRS W/C

5.99' x 3.08'

Fitted with a WC and wall-mounted wash hand basin with partial tiling to the surrounding area. A small radiator and grey vinyl flooring complete the room.

OPEN PLAN LIVING AREA

A superb open-plan family space incorporating the kitchen, dining area and additional living space. A large UPVC double-glazed window overlooks the front elevation, while UPVC double-glazed patio doors with full-height glazed panels provide direct access to the rear garden.

A composite external door with an opaque double-glazed panel provides access to the side of the property. Attractive marble-effect tiled flooring flows throughout the entire open-plan space, creating a stylish and practical finish.

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KITCHEN

The modern fitted kitchen features an extensive range of units together with an integrated double oven, integrated dishwasher and integrated

fridge/freezer. A central island incorporates the hob and provides a natural focal point to the room. Recessed spotlights provide overhead lighting, while a radiator is positioned to the left-hand side on entering.

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OFFICE

8.35' x 8.07'

A useful dedicated home office fitted with carpet and featuring a large UPVC double-glazed window to the side elevation, with a radiator positioned beneath.

LIVING ROOM

11.87' x 16.44'

A spacious separate living room featuring UPVC double-glazed patio doors opening onto the rear garden, complemented by glazed side panels and smaller windows above.

A large radiator is positioned to the right-hand side on entering, with a further radiator to the left. An internal door leads back into the entrance hall, and a TV point is positioned centrally to the main wall.

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FIRST FLOOR LANDING

9.88' x 12.78'

A generously proportioned landing providing access to the first-floor bedrooms and family bathroom, with carpet continuing through into some of the adjoining rooms.

BEDROOM ONE

26.76' x 17.12'

An exceptionally spacious principal bedroom occupying the upper floor and offering an impressive amount of accommodation.

The room features a UPVC double-glazed window overlooking the front elevation with a radiator beneath, together with a skylight window and an additional radiator. At the far end is a smaller opaque UPVC double-glazed window and an internal door providing access to the en suite bathroom.

Fitted mirrored wardrobes with sliding doors provide excellent storage, while two further radiators are positioned to either side. The room is finished with an attractive cream/taupe carpet and is accessed from the first-floor landing.

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EN SUITE

9.33' x 6.33'

A generously sized en suite bathroom fitted with a walk-in shower, freestanding wash hand basin, WC and bath.

The shower enclosure is partially tiled, with further tiling surrounding the bath and wash basin, providing a practical and attractive finish.

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BEDROOM TWO

11.91' x 12.16'

A well-proportioned double bedroom featuring a large UPVC double-glazed window overlooking the rear elevation, with a radiator positioned beneath. An internal door provides access to the private en suite shower room.

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EN SUITE

3.71' x 4.92'

Fitted with a shower enclosure, WC and freestanding wash hand basin. The shower area is tiled from floor to ceiling, while an opaque UPVC double-glazed window provides natural light and privacy. A small radiator is positioned to the right-hand side, with recessed spotlights overhead.

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BEDROOM THREE

8.72' x 11.32'

Bedroom three features two UPVC double-glazed windows providing plenty of natural light, with a small radiator positioned beneath one of the windows. Carpet flows through from the landing.

BEDROOM FOUR

10.95' x 10.83'

A good-sized bedroom featuring a large UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath.

BEDROOM FIVE

8.44' x 10.17'

A versatile fifth bedroom with a UPVC double-glazed window overlooking the front elevation and a small radiator positioned beneath. The room would also lend itself well to use as a nursery, dressing room or additional study.

FAMILY BATHROOM

8.02' x 8.47'

A spacious family bathroom fitted with a WC, freestanding wash hand basin, bath and separate walk-in shower.

The shower enclosure is tiled from floor to ceiling, with additional partial tiling surrounding the bath and wash basin. An opaque UPVC double-glazed window provides natural light while retaining privacy.

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REAR GARDEN

The rear garden provides an excellent outdoor entertaining space, incorporating lawned and paved areas along with a raised patio. Behind the garage is a further stone-paved area offering additional seating or storage space.

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EXTERNAL

To the front of the property is a paved and stone pathway leading to the entrance, complemented by established shrubs and planting. The property benefits from a generous driveway providing parking for several vehicles, side access and a double garage. A timber-gated area provides access towards the rear garden, with useful external storage and an outdoor tap positioned to the side of the property.

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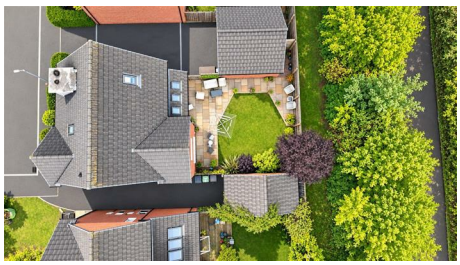

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Services (Wrexham)

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

Council Tax Band - (F) £3335.05 Per Year

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.

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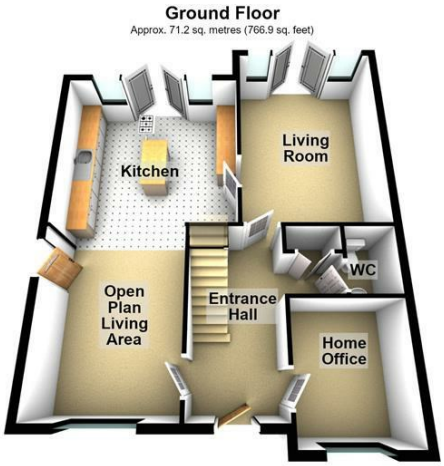

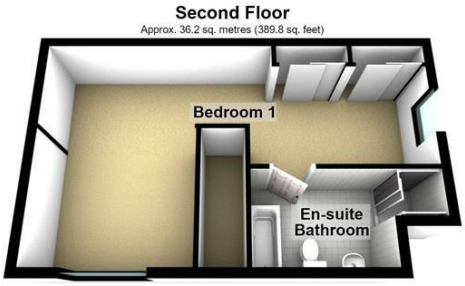

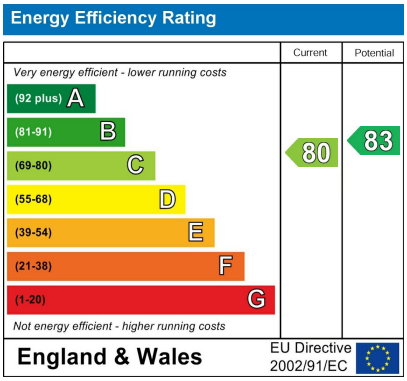

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