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Herbert Jennings Avenue, Wrexham

Offers In The Region Of £225,000









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This beautifully presented four-bedroom family home combines contemporary interiors with practical living spaces. The property features a separate living room and an impressive open-plan kitchen, dining and living area with integrated appliances, a central island and bi-folding doors opening onto the rear garden. Additional benefits include a utility room, downstairs WC, four well-proportioned bedrooms, a modern family bathroom, an attractive rear garden, an Indian stone driveway, garage access and an electric vehicle charging point.

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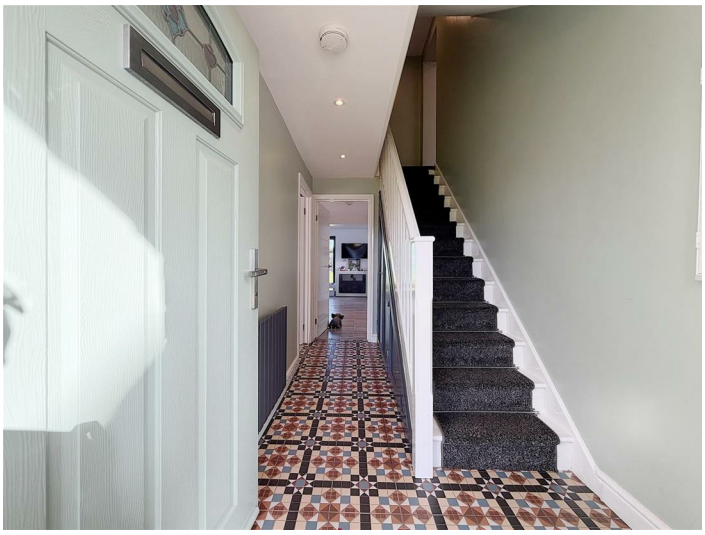
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DESCRIPTION

A beautifully presented four-bedroom family home in Acton, Wrexham, featuring a stunning open-plan kitchen and living space, a separate lounge, modern family bathroom, utility room, attractive rear garden, driveway and garage.

LOCATION

Herbert Jennings Avenue is situated in the popular residential area of Acton, Wrexham, approximately half a mile from Wrexham city centre. The area benefits from convenient access to local amenities, schools, shops and transport links, while nearby Acton Park offers attractive green space for walking and outdoor recreation. The location is well suited to families and commuters seeking a balance of residential living and city convenience.



ENTRANCE HALL

The property is entered via a composite front door, with a glazed panel to the right-hand side allowing natural light to filter into the entrance hall. Tiled flooring runs throughout, with stairs rising to the first floor on the right-hand side and a modern grey radiator positioned to the left. The staircase is fitted with a stair runner and benefits from useful under-stairs storage.

The entrance hall provides access to the living room on the left and the impressive open-plan kitchen, dining and living space to the rear.



LOUNGE

Beautifully presented, the living room features a large UPVC double-glazed window comprising six individual panes, allowing plenty of natural light to flood the room and creating a bright, airy atmosphere. Engineered wood flooring runs throughout, complemented by a modern grey radiator positioned beneath the window.

Wall-mounted fittings are positioned either side of the sofa area, while an attractive fireplace with exposed brickwork and a light grey and white patterned tiled surround creates a striking focal point.

Please note: The log burner is not currently working.



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OPEN PLAN KITCHEN, DINING AND LIVING AREA

The stunning open-plan kitchen, dining and living space provides an ideal setting for modern family living and entertaining. The kitchen is fitted with contemporary light grey cabinetry, complemented by slim white quartz worktops and white herringbone-style tiling.

Integrated appliances include a microwave, oven, electric hob, fridge freezer and dishwasher. A large central island provides additional preparation space and creates a sociable focal point, while a wine refrigerator and curved pantry-style storage add further practicality and style.

Grey marble-effect tiled flooring runs throughout the open-plan space, creating a seamless, contemporary finish. Bi-folding UPVC double-glazed doors open directly onto the rear garden, allowing an abundance of natural light to fill the kitchen and dining area. A skylight and additional recessed spotlights further enhance the bright, spacious feel.

An archway leads to the adjoining utility room, which also provides access to the downstairs WC and a rear door opening onto the garden.











UTILITY ROOM

The utility room continues the grey tiled flooring from the kitchen, creating a cohesive finish. There is dedicated space for a washing machine and tumble dryer, with a light grey worktop above and white bistro-style tiling to the wall.

A UPVC double-glazed window overlooks the rear elevation, providing natural light. A built-in kitchen cabinet houses the Ideal combination boiler, offering a practical and neatly integrated storage solution.

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DOWNSTAIRS WC

The downstairs WC continues the grey tiled flooring from the adjoining kitchen and utility room. The walls are partially tiled in a white marble-effect finish, creating a clean, contemporary appearance.

The room comprises a WC and freestanding wash basin, with a modern grey radiator positioned to the right-hand side. An opaque UPVC double-glazed window overlooks the rear elevation, allowing natural light into the room while maintaining privacy. An extractor fan is also fitted.

FIRST-FLOOR LANDING

The staircase rises from the entrance hall to the first-floor landing, which provides access to all four bedrooms and the family bathroom.



MAIN BEDROOM

The main bedroom features a large UPVC double-glazed window overlooking the front elevation, allowing plenty of natural light to fill the room. A modern grey radiator is positioned beneath the window, while decorative wall panelling and wall lights either side of the bed area create an attractive focal point.

Fitted wardrobes run along the right-hand side of the bedroom, providing useful storage.

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BEDROOM TWO

Bedroom two features light grey laminate flooring and a large UPVC double-glazed window overlooking the rear elevation. A radiator is positioned beneath the window, while fitted wardrobes along the right-hand side upon entering the room provide additional storage.





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BEDROOM THREE

Bedroom three is fitted with light grey carpeting and features a UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath. Access to the loft is also located within this bedroom.

BEDROOM FOUR

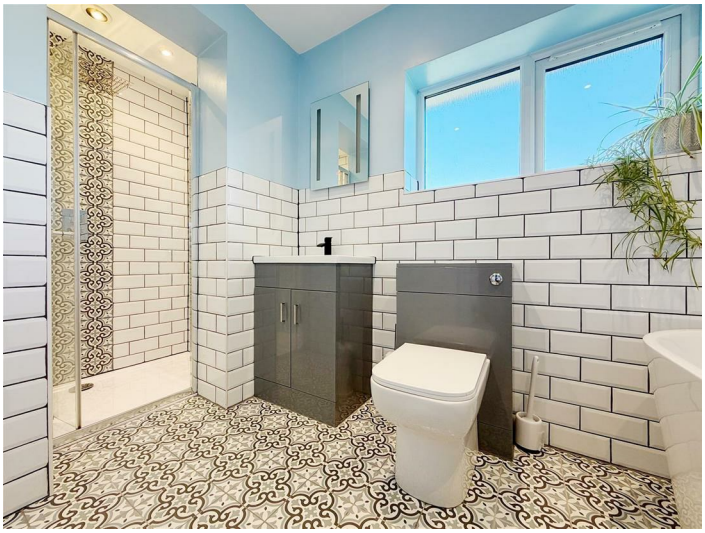
Bedroom four is fitted with dark grey carpeting and benefits from a UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath.

Additional storage shelving has been fitted above the stairwell, making practical use of the available space.

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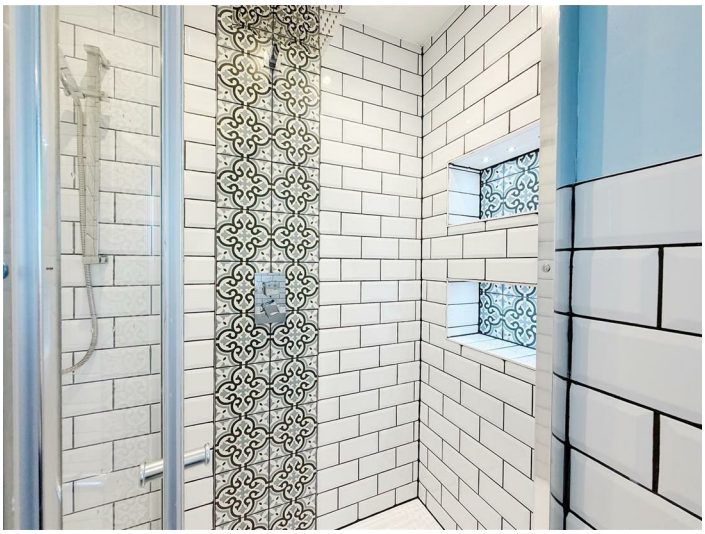




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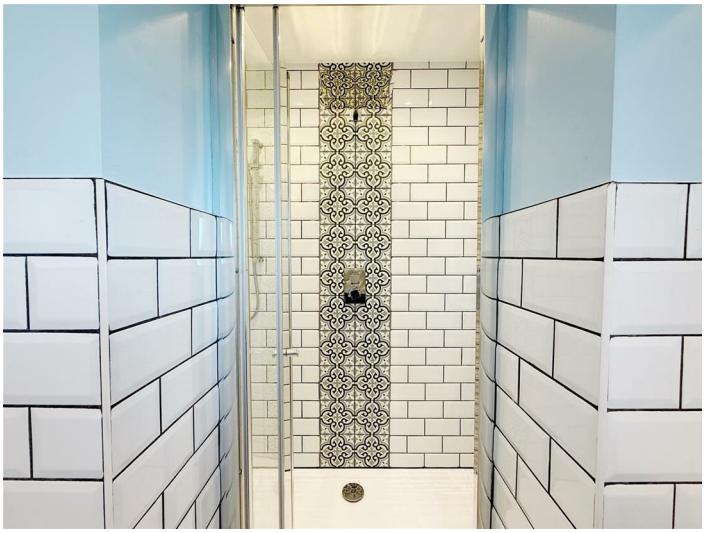
FAMILY BATHROOM

The contemporary family bathroom features white bistro-style wall tiles extending halfway up the walls, complemented by modern fittings and finishes.

The suite comprises a wall-mounted wash basin with a grey gloss vanity unit, a WC with matching grey gloss detailing, and a freestanding bath fitted with a matt black tap and shower attachment.

A stylish walk-in shower features a rainfall showerhead and fitted shelving for toiletries. Recessed spotlights provide contemporary lighting, while an opaque UPVC double-glazed window allows natural light into the room while maintaining privacy. A modern grey radiator is positioned to the right-hand side upon entering.

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REAR GARDEN

The beautifully arranged rear garden features an Indian stone patio and a lawned area extending across the remainder of the garden. A brick-built pond adds character, while mature shrubs create an attractive, established outdoor setting.

A designated bin storage area and a Wendy house are positioned towards the rear of the garden.

The garden can be accessed via the rear door, the bi-folding doors from the kitchen and a side gate leading along a pathway beside the property, providing convenient access around the exterior.



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FRONT EXTERIOR AND DRIVEWAY

To the front of the property, an attractive Indian stone driveway provides off-road parking, complemented by a lawned area to the left-hand side. An electric vehicle charging point is also installed.

Spotlights positioned around the porch enhance the frontage and create an inviting approach to the property. The front exterior also provides access to the garage, together with side access leading through to the rear garden

Services (Wrexham)

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

Tenure: Freehold
Council Tax Band: D - £2,308.88 per year

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.

Viewings (Wrexham)

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

Property Particulars Disclaimer

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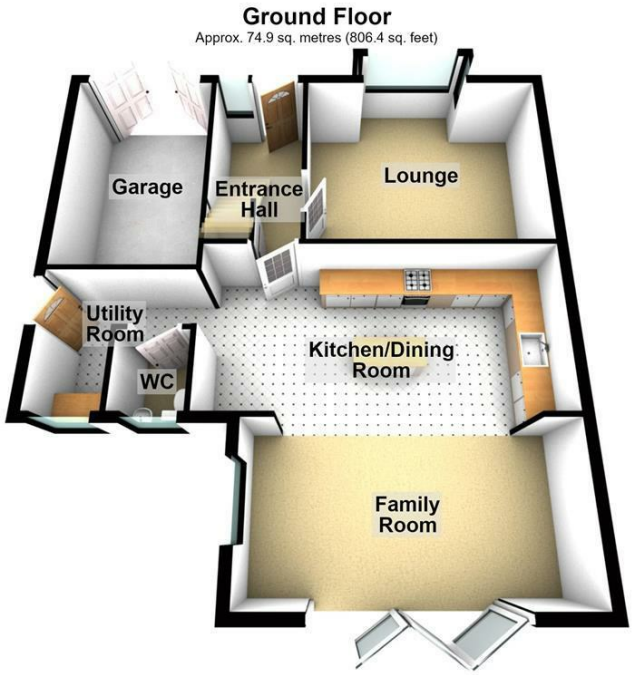
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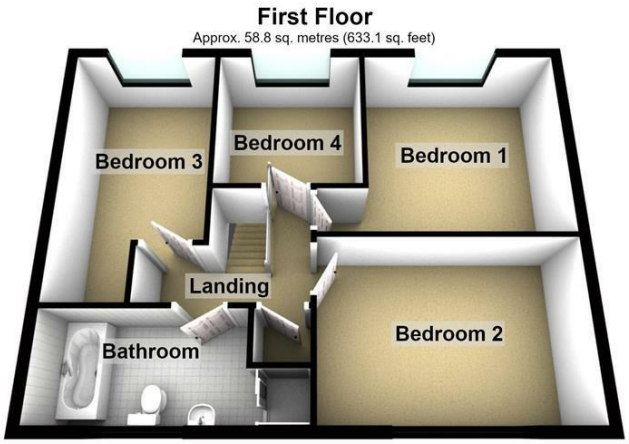
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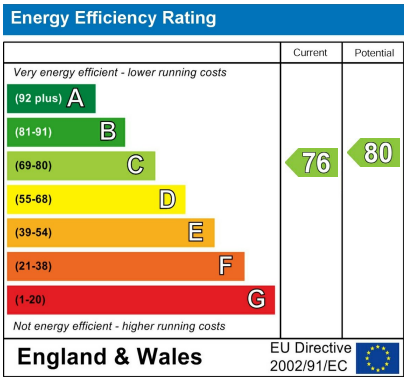
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