Town & Country
Estate & Letting Agents

Lower Mill Drive, Wrexham

£260,000









Situated within a peaceful cul-de-sac in the desirable residential area of New Broughton, 4 Lower Mill Drive is a beautifully presented, modern three-bedroom detached family home offering spacious and versatile accommodation, an integral garage, off-road parking and a private rear garden. The property benefits from uPVC double-glazed windows, low-maintenance fascias, a decorative glazed entrance door and a delightful conservatory overlooking the rear garden. Lower Mill Drive is a quiet and tranquil residential setting, ideally suited to growing families, professional couples and those looking to downsize without compromising on space or comfort. Conveniently positioned for access to Wrexham city centre and the A483, the property offers an excellent balance of peaceful suburban living and convenient commuter connections towards Chester and beyond.

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DESCRIPTION

A beautifully presented three-bedroom detached family home occupying a peaceful cul-de-sac position in the popular residential area of New Broughton. Offering spacious and versatile accommodation, including two reception rooms, a conservatory, modern kitchen, utility room and stylishly refitted bathroom. Further benefits include a private rear garden, integral garage and driveway parking for two vehicles. Conveniently located for Wrexham city centre and the A483, making this an ideal family home. Viewing highly recommended.



LOCATION

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ENTRANCE HALLWAY

11'5" x 5'10"

The property is entered through a decorative laminate Zebrano flooring, a partially glazed uPVC front door, opening into a welcoming and spacious entrance hallway. Tastefully decorated with cream-painted walls, a white Artex ceiling, decorative coving and white woodwork, the hallway creates a bright and inviting first impression. A staircase, finished with a terracotta-coloured carpet, rises to the first-floor accommodation. Additional features include a radiator and attractive laminate flooring, which continues through to the living room, dining room and conservatory, providing a seamless flow throughout the ground-floor living areas. An open understairs area offers practical storage space for coats, footwear and other household essentials.



LIVING ROOM

13'9" x 11'9"

A spacious and beautifully presented living room with Zebrano laminate flooring, offering a comfortable and inviting environment for everyday family living and relaxation. The room features an attractive geometric blue feature wall, complemented by cream-painted walls, a white Artex ceiling, decorative coving and matching white woodwork. A large white uPVC double-glazed window overlooks the front garden, allowing plenty of natural light to fill the room. Additional features include a double radiator, white pendant light fitting and attractive laminate flooring. White six-panel glazed double doors open into the adjoining dining room, providing the flexibility to enjoy an open-plan feel or create a separate, cosy living space, perfect for relaxing evenings with family and friends.





DINING ROOM

9'10" x 9'10"

A well-proportioned dining room, conveniently positioned between the living room, kitchen and conservatory, a continuation of the laminate zebrano flooring creating an excellent space for both everyday family meals and entertaining guests. The room is tastefully decorated with a striking dark blue feature wall, complemented by cream-painted walls, a white Artex ceiling, decorative coving and white-painted woodwork. The attractive laminate flooring continues from the living room, providing a consistent finish throughout the main reception areas. A door provides direct access to the kitchen, while an open entrance leads into the conservatory, allowing natural light to flow through the adjoining rooms.



CONSERVATORY

10'5" x 9'10"

A delightful addition to the property, this generously sized mahogany-effect uPVC conservatory with the continuation of the zebrano laminate flooring provides a versatile extra reception area with pleasant views across the private rear garden. The conservatory benefits from attractive matching laminate flooring and a ceiling fan with an integrated light fitting, offering comfort and practicality. French doors open directly onto the rear patio, creating an effortless connection between the indoor and outdoor living spaces. Perfectly suited as an additional sitting room, relaxation area or entertaining space, the conservatory provides a lovely setting in which to enjoy the garden throughout the changing seasons.





KITCHEN

9'10" x 9'10"

A stylish and well-appointed kitchen, thoughtfully designed to combine practicality with attractive contemporary finishes. The kitchen comprises an extensive range of white Shaker-style wall and base units, complemented by granite worktops and cream mosaic wall tiles.

A black composite one-and-a-half-bowl sink with a chrome mixer tap provides an attractive focal point, while a large white uPVC double-glazed window enjoys pleasant views across the private rear garden. Integrated appliances include, AEG double electric oven, Induction hob, Stainless

steel chimney-style extractor hood and space and plumbing for a dishwasher. Additional features include a radiator, white pendant light fitting and attractive terracotta ceramic floor tiles, which continue through to the adjoining utility room. Cream mosaic tiling is complemented by soft green-painted walls, creating a warm and welcoming kitchen environment. A partially glazed, four-panel door provides access to the entrance hallway, while a white six-panel door leads into the utility room.





DOWNSTAIRS WC/CLOAKROOM

4'7" x 3'2"

A conveniently positioned ground-floor cloakroom, fitted with a white close-coupled WC and a compact wall-mounted wash hand basin. The room features blue-painted walls, white-painted woodwork, a white Artex ceiling and decorative coving. Additional features include a radiator, light grey ceramic tiled flooring and a white uPVC double-glazed window fitted with obscure glazing for privacy.



UTILITY ROOM

7'10" x 9'2"

A generously proportioned and highly practical utility room, providing valuable additional storage and laundry facilities away from the main kitchen. The room benefits from a black laminate worktop with designated spaces beneath for a washing machine and tumble dryer, together with additional space for a freestanding fridge freezer. Cream mosaic wall tiles complement the kitchen finishes, while terracotta ceramic floor tiles continue seamlessly from the adjoining kitchen. Further features include a white uPVC double-glazed side window, radiator, white pendant light fitting, white Artex ceiling and decorative coving. Doors provide access to the downstairs WC and integral garage, while a partially glazed white uPVC external door opens directly onto the rear garden. This practical arrangement is particularly convenient for busy family households.



FIRST FLOOR LANDING

8'10" x 6'2"

A spacious first-floor landing, providing access to all three bedrooms, the family bathroom and a useful airing cupboard. The landing is decorated in a neutral colour scheme, featuring cream-painted walls, a white Artex ceiling, decorative coving and white-painted woodwork. A terracotta-coloured carpet complements the staircase and provides a warm, welcoming finish. Additional features include white six-panel internal doors, loft access, a smoke alarm and an attractive Victorian-style brass lantern ceiling light fitting.



PRINCIPAL BEDROOM

11'9" x 9'10"

A spacious and beautifully presented principal bedroom, enjoying a pleasant outlook over the front garden. A large white uPVC double-glazed window allows natural light to fill the room, creating a bright and relaxing atmosphere. The bedroom is tastefully decorated with cream-painted walls, white woodwork, a white Artex ceiling and decorative coving, complemented by attractive oak-effect laminate flooring. A comprehensive range of fitted grey wardrobes extends along one wall, incorporating useful drawer storage and a matching dressing table area. Additional features include a radiator and white pendant light fitting. The fitted furniture provides excellent storage while maintaining a spacious and uncluttered feel, making this an attractive and comfortable principal bedroom.



BEDROOM TWO

10'9" x 9'10"

A generously proportioned second bedroom, easily capable of accommodating a double bed and additional bedroom furniture. A large white uPVC double-glazed window overlooks the rear garden, providing a pleasant outlook and plenty of natural light. Currently decorated with a charming woodland-themed feature wallpaper, complemented by blue-painted walls, white woodwork, a white Artex ceiling and decorative coving. The room also benefits from oak-effect laminate flooring, a radiator and white pendant light fitting. This versatile bedroom is ideal for children, teenagers or visiting guests.



BEDROOM THREE

8'10" x 7'10"

A well-proportioned third bedroom, enjoying views across the front garden and driveway through a white uPVC double-glazed window. The room is finished in a fresh, neutral colour scheme, comprising white-painted walls, matching woodwork, a white Artex ceiling and decorative coving. Additional features include attractive oak-effect laminate flooring, a radiator and white pendant light fitting. Offering excellent versatility, this room would make an ideal child's bedroom, nursery, guest room or dedicated home office.



FAMILY BATHROOM

8'10" x 5'10"

A beautifully presented and recently refitted family bathroom, finished to a stylish contemporary standard. The bathroom features a modern blue vanity unit incorporating a large white porcelain wash hand basin with an attractive waterfall mixer tap. A matching tall storage unit and illuminated bathroom cabinet provide excellent storage while complementing the contemporary design. The suite also includes a white close-coupled WC

and an impressive six-foot shower enclosure, fitted with a thermostatically controlled shower and rainfall showerhead. Full-height grey stone-effect wall tiles create a stylish finish, complemented by beige stone-effect click laminate flooring. Additional features include a heated towel radiator, recessed ceiling spotlights, ceiling-mounted extractor fan and a white uPVC double-glazed window with obscure glazing for privacy. This beautifully appointed bathroom provides a fresh, modern space designed for everyday comfort and convenience.





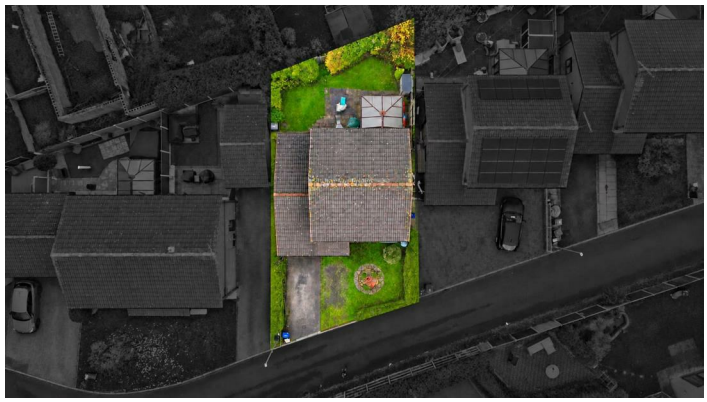
EXTERNALLY

To the front, the property benefits from a tarmac driveway and grass-grid parking area, together providing off-road parking for two vehicles. An attractive circular paved feature incorporating a decorative sun design adds character to the frontage. Established privet hedging defines the boundary, while the driveway provides direct access to the integral garage. The front garden and driveway create a welcoming first impression and complement the property's attractive residential setting.

The property enjoys a delightful private rear garden, providing an attractive and peaceful outdoor environment for relaxing, entertaining and family activities. The garden is predominantly laid to lawn, with established hedging and mature shrubs creating a pleasant sense of privacy and greenery.A paved patio area, conveniently positioned immediately outside the conservatory, provides an ideal setting for outdoor dining, summer barbecues and social gatherings. French doors from the conservatory create an excellent connection between the internal living accommodation and the garden. Additional practical features include an outside water tap, external floodlighting and gated side access to the front of the property.







INTEGRAL GARAGE

16'4" x 8'2"

A practical integral garage, providing secure parking, valuable storage space or potential for alternative uses, subject to any necessary consents. The garage benefits from an electrically operated roller shutter door, concrete flooring, exposed brick walls, lighting and power. A white uPVC window with obscure glazing provides natural light. The garage also houses the Worcester gas combination boiler, electricity meter, consumer unit and gas meter. Additional loft storage provides useful space for seasonal belongings and household items.

Services (Wrexham)

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

To Make an Offer (Wrexham)

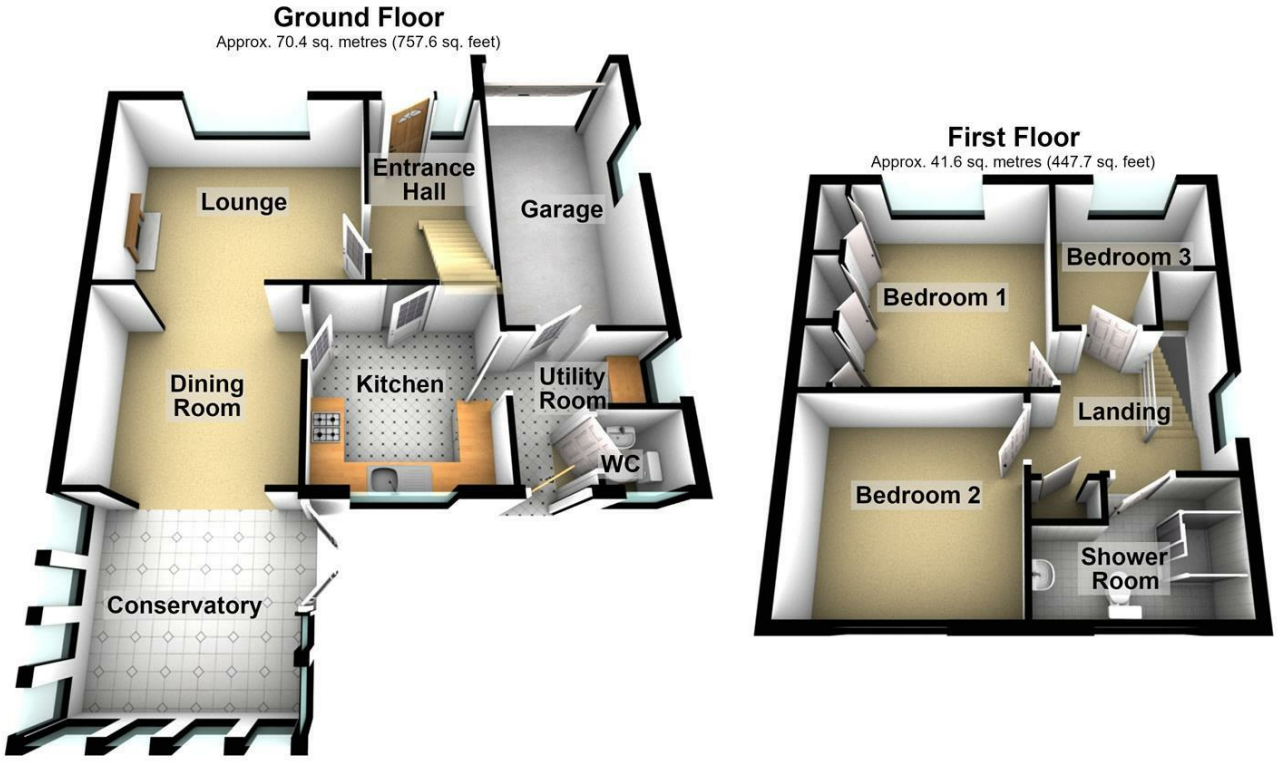
If you would like to make an offer, please contact a member of our team who will assist you further.

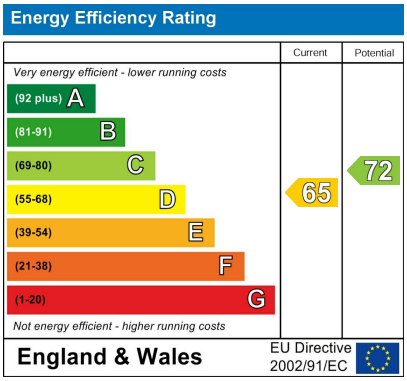
Viewings (Wrexham)

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

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