Town & Country
Estate & Letting Agents

Fox Close, Wrexham

£379,950









Situated in the sought-after Summerhill area, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation across three floors. The property features an impressive open-plan living and dining room, a stylish modern kitchen with integrated appliances, a separate home office and downstairs WC. Upstairs are three well-proportioned bedrooms, a contemporary family bathroom and utility room, while the second floor boasts a superb main bedroom suite with en-suite shower room and ample storage. Externally, the property benefits from a landscaped rear garden with Indian stone paving, a generous detached garage with electric door and 12 solar panels, plus additional off-road parking. Ideally located within easy reach of Wrexham and local amenities, this is a fantastic home for modern family living.

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DESCRIPTION

Situated in the popular residential area of Summerhill, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation arranged over three floors. The property combines contemporary finishes with practical family living, making it an ideal choice for growing families and those seeking generous living space.

The ground floor welcomes you with a spacious entrance hallway, leading to a beautifully presented open-plan living and dining room featuring engineered oak flooring, a large bay window and patio doors opening onto the rear garden. A stylish kitchen with high-gloss navy cabinetry, white worktops and a range of integrated appliances provides a modern and functional space, while a separate home office and convenient downstairs WC complete the ground-floor accommodation.

The first floor offers three well-proportioned bedrooms, a contemporary family bathroom and a separate utility room. The second floor is dedicated to an impressive main bedroom suite, benefiting from multiple windows and skylights, a spacious en-suite shower room and excellent built-in storage on the landing.

Externally, the property benefits from an attractive, landscaped rear garden featuring Indian stone paving, a lawn and established shrubs and trees. A generously sized detached garage offers additional storage or workshop space, together with an electric garage door and 12 roof-mounted solar panels installed in 2015. Additional off-road parking is available alongside the garage.

This property offers an excellent opportunity for buyers seeking a spacious, modern family home in a convenient location within easy reach of Wrexham and its surrounding amenities.



LOCATION

Situated in the popular residential area of Summerhill, on the outskirts of Wrexham, the property enjoys a convenient position within easy reach of a range of local amenities, schools and public transport links. The neighbouring village of Gwersyllt offers further everyday facilities and a railway station, providing connections towards Wrexham and Bidston. Wrexham city centre is also easily accessible, offering a wider selection of shops, supermarkets, restaurants and leisure facilities. The nearby A483 provides excellent road links towards Chester, Oswestry and the surrounding areas, making the location particularly convenient for commuters. For those who enjoy the outdoors, Moss Valley Country Park is within easy reach, offering picturesque woodland walks and opportunities to enjoy the surrounding countryside.

ENTRANCE HALL

3'7" x 13'8"

Upon entering the property, you are welcomed into a spacious entrance hallway featuring attractive engineered oak flooring, which continues seamlessly into the main living accommodation. An internal door to the right provides access to the home office, while the open-plan living and dining room is positioned to the left. Further internal doors lead to the kitchen and downstairs WC. A radiator is fitted to the left-hand side of the hallway.



LIVING ROOM

The beautifully presented living room offers a bright and welcoming space, featuring a large UPVC double-glazed bay window overlooking the front elevation, with a radiator positioned beneath.

Attractive engineered oak flooring flows seamlessly from the entrance hallway throughout the living room and into the dining area, creating a sense of continuity. An open archway connects the living room to the dining area, providing an excellent space for both everyday family living and entertaining.



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DINING AREA

The dining area forms part of the open-plan living accommodation and can be accessed via

the archway from the living room or directly from the kitchen.

Continuing the attractive engineered oak flooring, this space benefits from large UPVC double-glazed patio doors overlooking and providing access to the rear garden. The doors allow plenty of natural light to enter, creating a bright and inviting setting for family dining and entertaining.



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KITCHEN

The beautifully presented kitchen features tiled flooring and a stylish range of high-gloss navy wall and base units, complemented by quartz worktops and splashback, creating a sleek and contemporary finish. The kitchen benefits from a range of integrated appliances, including an oven, microwave, dishwasher, fridge freezer and gas hob, integrated warming drawer together with designated space for a wine cooler. Kitchen also benefits from Quooker boiling/hot/cold water tap.

A large UPVC double-glazed window overlooks the rear garden, featuring opening sections on either side of a fixed central panel, allowing plenty of natural light into the room.

A composite external door with glazed panels provides additional natural light and direct access to the garden. A further internal door leads to a useful storage cupboard or pantry, offering additional space for kitchen essentials. Fire-rated recessed ceiling spotlights complete this modern and practical kitchen.



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ADDITIONAL PHOTO



DOWNSTAIRS W/C

The downstairs WC features tiled flooring and a wall-mounted wash hand basin with tiling around the basin area. The room also benefits from a low-level WC and a small radiator positioned to the right-hand side, providing a convenient addition to the ground-floor accommodation.



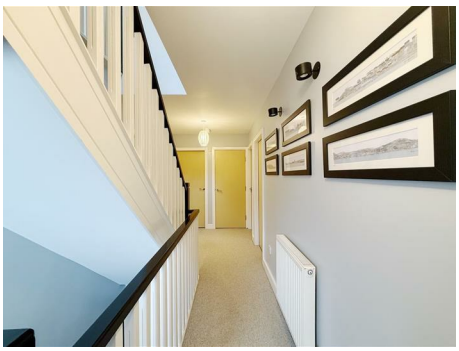
OFFICE

8'11" x 6'10"

The home office provides a versatile space, ideal for those working from home or requiring a separate study area.
Attractive engineered oak flooring continues from the entrance hallway, while a UPVC double-glazed window overlooks the front elevation, providing natural light. A small radiator is positioned beneath the window.

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FIRST FLOOR LANDING

The first-floor landing provides access to three bedrooms, the family bathroom, utility room, airing cupboard and an additional storage cupboard.

A small radiator is positioned on the landing, while a further staircase leads to the impressive main bedroom suite on the second floor.



BEDROOM TWO

13'1" x 10'4"

Bedroom two is a well-presented room featuring neutral beige fitted carpeting and a large UPVC double-glazed window overlooking the front elevation, allowing plenty of natural light to enter. A radiator is conveniently positioned beneath the window.



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BEDROOM THREE

11'6" x 10'4"

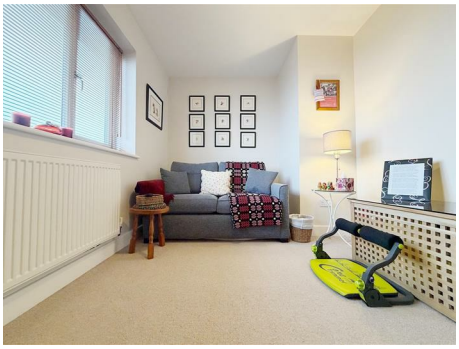
Bedroom three features matching neutral beige fitted carpeting and a large UPVC double-glazed window overlooking the front elevation. A radiator is positioned beneath the window, making this a comfortable and practical bedroom.



BEDROOM FOUR

13'3" x 8'3"

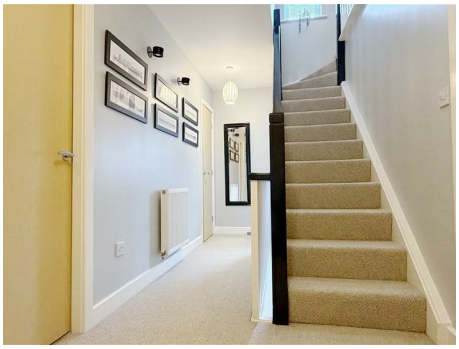
Bedroom four is another well-presented double room featuring neutral fitted carpeting and a large UPVC double-glazed window overlooking the rear elevation, providing natural light. A radiator is positioned beneath the window.



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SECOND FLOOR

9'3" x 4'0"

The second-floor landing provides access to the main bedroom suite and benefits from a UPVC double-glazed window overlooking the front elevation, allowing natural light into the space. A small radiator is positioned on the landing, while an extensive range of built-in wardrobes extends along the wall, providing excellent storage space.



MAIN BEDROOM

15'4" x 14'8"

Occupying the second floor, the impressive main bedroom is a spacious and beautifully presented room featuring neutral beige fitted carpeting and an abundance of natural light. The room benefits from multiple UPVC double-glazed windows overlooking the front, rear and side elevations, together with two skylights, creating a bright and airy atmosphere.
Two radiators are positioned beneath the windows, providing heating throughout the room. The generous proportions offer ample space for bedroom furniture, while direct access to a large private en-suite shower room completes this impressive main bedroom suite.



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EN SUITE

9'5" x 6'4"

The spacious en-suite shower room is beautifully finished with neutral floor-to-ceiling tiling, complemented by a contrasting charcoal feature-tiled wall, creating a modern and sophisticated appearance.
The suite comprises a low-level WC, a wall-mounted wash hand basin and a generous walk-in shower enclosure. A skylight allows natural light into the room, while recessed ceiling spotlights provide additional illumination. Further benefits include a small radiator and a chrome heated towel radiator positioned to the right-hand side.

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UTILITY ROOM

5'8" x 6'4"

The separate utility room offers a practical space for household appliances and additional storage. Upon entering, a radiator is positioned to the left-hand side, while a small UPVC double-glazed window overlooks the side elevation.

The room houses the Worcester combination boiler and provides space and plumbing for a washing machine and tumble dryer. Additional fitted cabinetry and a sink offer useful storage and washing facilities, with partial wall tiling around the sink and worktop area.



FAMILY BATHROOM

10'9 x 8'3"

The family bathroom is fitted with a contemporary suite comprising a bath, a separate walk-in shower enclosure, a low-level WC and a freestanding wash hand basin.

The room features attractive marble-effect floor tiling, complemented by white ceramic wall tiles around the bath, basin and WC, with full-height tiling within the shower enclosure.

A large UPVC double-glazed window overlooks the rear elevation, allowing natural light into the room, with a radiator positioned beneath. Recessed ceiling spotlights complete the space.



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REAR GARDEN

The attractive rear garden has been landscaped to create a practical and inviting outdoor space, featuring Indian stone paving, a lawn and a variety of established shrubs and trees.

Two steps lead down to the Indian stone patio, providing an ideal area for outdoor seating, dining and entertaining.

A paved pathway continues through the garden towards a timber gate, which provides access to the parking area and detached garage. The garden also benefits from a useful side area, offering additional space for outdoor storage.



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EXTERNAL



GARAGE

The property benefits from a generously sized detached single garage with an additional side section, providing extra space for storage or workshop use. The garage is fitted with lighting, built-in storage cabinetry, side access and an electric garage door operated by key fob.

A further feature is the installation of 12 solar panels to the garage roof, which were fitted in 2015. An additional paved parking area is positioned alongside the garage, providing convenient off-road parking.

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.

Property Particulars Disclaimer

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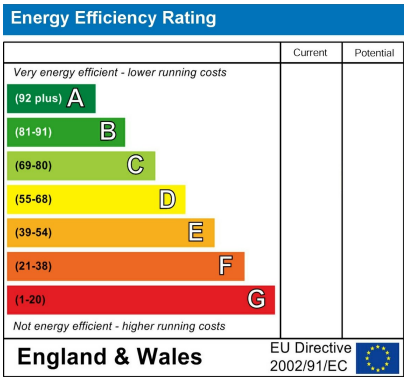
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