

# Wingetts

More than just estate agents



**133 Norfolk Road, Wrexham, LL12 7SD**

**Price £260,000**

A well presented detached bungalow with private rear garden and garage located in this popular residential area close to a range of amenities including shops, cafe, doctors, bus route and the picturesque Acton Park. The bungalow comprises a pleasant open plan kitchen dining room overlooking the rear garden. Briefly comprising the entrance hall, well proportioned lounge with large window to front providing an excellent degree of natural light, modern fitted open plan kitchen dining room with a range of grey fronted base and wall cupboards, utility, 2 bedrooms and a well appointed shower room with modern suite. Private drive, garage and gardens to front and rear. No Chain. EPC RATING - D(61)

## LOCATION

Norfolk Road is located within the established residential area of Borrass enjoying good proximity to the parade of shops, café and pharmacy nearby together with both primary and secondary schools. There is a public transport service that operates within the area and the A483 Wrexham to Chester by-pass is only a short distance away, therefore allowing for daily commuting to the major commercial and industrial centres of the region. The picturesque Acton Park is only a short distance away with its pleasant tree lined walks and lake.

## DIRECTIONS

From Wingetts Office proceed left along Holt Street and across the roundabout into Holt Road, proceed for approx. 1 mile. Take the first exit onto Dean Road, across the mini roundabout taking the right into Borrass Park, thereafter take the left turn into Norfolk Road follow the road until the bungalow will be observed on the left.

## ACCOMMODATION

Upvc part glazed entrance door opening to:

### HALL

A welcoming hall with ceiling hatch to roof space, radiator, mains wired smoke alarm and 6 panel white woodgrain doors off.

### LOUNGE 15'9 x 11'4 (4.80m x 3.45m)

A good sized reception room with large Upvc double glazed window to front and radiator.

### KITCHEN DINING ROOM 15'8 x 7'5 (4.78m x 2.26m)

Appointed with a modern gloss fronted range of base and wall cupboards with work surface areas incorporating a stainless-steel single drainer sink unit, oven/grill, 4 ring electric hob with extractor hood above, single glazed internal window, radiator, part tiled walls and wood effect flooring that flows through into the sociable open aspect dining area having Upvc double glazed window overlooking the rear garden.

### UTILITY 7'3 x 5'9 (2.21m x 1.75m)

Work surface area, plumbing for washing machine and dishwasher, upvc double glazed window, upvc part glazed external door and quarry tiled floor.

### BEDROOM 1 11'4 x 10'8 (3.45m x 3.25m)

Upvc double glazed window to front and radiator.

### BEDROOM 2 9'1 x 7'8 (2.77m x 2.34m)

Upvc double glazed window to rear and radiator

## SHOWER ROOM

Appointed with a modern white suite of walk-in shower with mains thermostatic shower, splash screen, wash basin set within white fronted vanity unit with mixer tap, low flush w.c, chrome heated towel rail, part tiled walls, upvc double glazed window, extractor fan and shaver socket.

## OUTSIDE

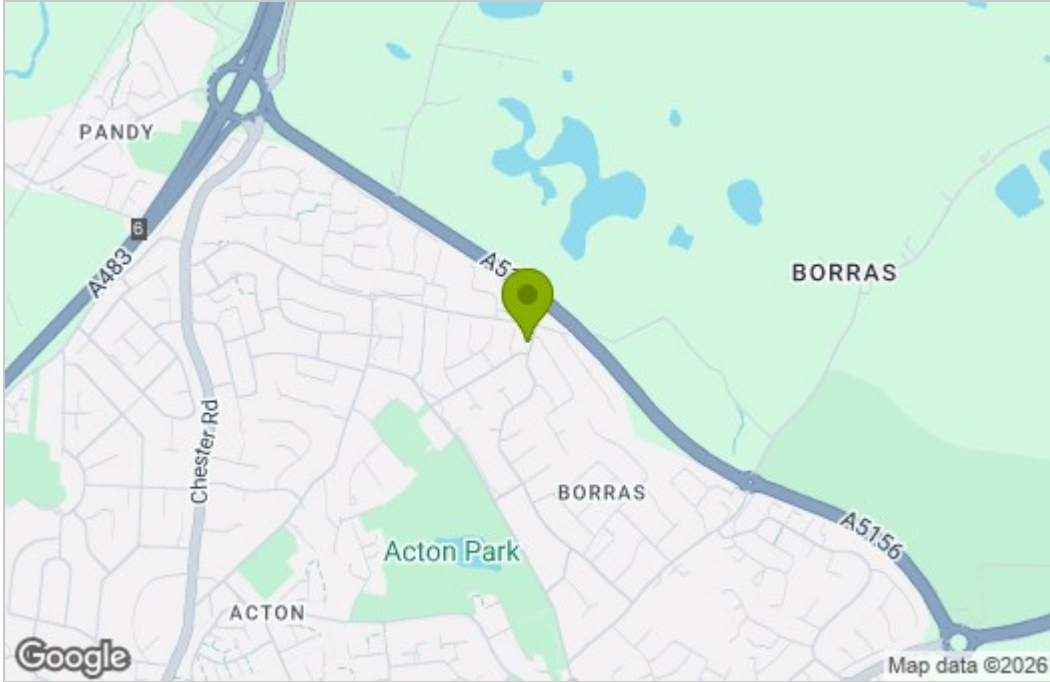
The bungalow is approached via a private driveway leading to the garage 20'7 x 7'8 (6.27m x 2.34m) with metal up and over door, lighting and power. The front garden features decorative gravel which can provide additional parking, paved path to entrance door and lawned garden. The rear garden is a particular feature enjoying a good degree of privacy and includes a patio area with lawn beyond and decorative gravelled flower beds, all of which is enclosed.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

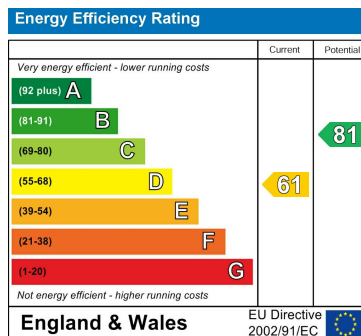






Area Map

### Energy Efficiency Graph



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