Wingetts
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Bridge View Bowling Bank, Wrexham, LL13 9RH

Price £425,000

Set behind double privacy gates,' Bridge View' is a spacious 4 double bedroom detached family home with double garage, located in the sought after hamlet of Bowling Bank enjoying a countryside setting yet just a short drive from excellent road links to Wrexham, Chester and Whitchurch, primary and secondary schools and local convenience store. This home has been designed to take full advantage of the lovely views and includes cottage style features blended with modern day comforts. Briefly comprising entrance hall with excellent store cupboards and staircase to 1st floor, lounge with the warmth of a 'Clearview' log burner within an exposed brick chimney breast, dining/family room with bi fold doors opening to the large patio and connecting door to the well appointed modern fitted kitchen. Utility with cloaks/w.c. off. 3 double ground floor bedrooms and an impressive family bathroom with bath and separate walk in large shower area. The 1st floor landing, currently used as a dressing area, leads to the 4th double bedroom with views across the fields, and an en-suite bathroom. Externally, the drive provides ample parking and guest parking, double garage, lawned gardens to front, side and rear and large patio providing excellent outdoor entertaining space for both children and adults, all boasting countryside views. EPC RATING - E(50)

LOCATION
Bridge View is located within the picturesque semi rural hamlet of Bowling Bank which enjoys good access into both Wrexham and Chester and is therefore ideal for those seeking a rural location yet having the benefit of good road links to the major commercial and industrial centres of the region. The position of Bridge View ensures that the principle rooms have the benefit of countryside views with inspection strongly recommended. There is a highly regarded local Primary School within just a short distance and a bus service to the favoured Penley High School. The popular village of Holt with its excellent amenities and convenient shopping facilities is just a short drive.

DIRECTIONS
From Wingetts Office proceed left along Holt Street into Holt Road and continue for approx. 1.5 miles, over 3 roundabouts in the direction of Holt. Take the right hand turn towards Cross Lanes along the B5130 for a further 2 miles where the bungalow will be observed on the left after the turning for Sun Lane.

ON THE GROUND FLOOR
Upvc part glazed entrance door opens to the enclosed porch with tiled floor, coat hanging area and part glazed door to Hall

HALLWAY
Slate tiled floor, attractive cottage style doors to all rooms, radiator, double door store cupboard, additional store cupboard and staircase to 1st floor landing.

LOUNGE 20'8" x 13'1" (6.3 x 4)
An impressive reception room enjoying a dual aspect with countryside views through 2 Upvc double glazed windows, featuring an exposed chimney breast with heavy timber mantel, inset 'Clearview' log burner on a brick hearth, slate tiled floor, wall light points, radiator and connecting door to to dining/family room.

DINING/FAMILY ROOM 17'8" x 12'5" (5.4 x 3.8)
A versatile reception room from where to admire the views through almost full width bi-fold doors leading out to the sunny aspect patio, Upvc double glazed window to rear, slate tiled hearth, radiator and connecting door to the kitchen.

KITCHEN 17'0" x 9'2" (5.2 x 2.8)
Appointed with a modern grey shaker style range of base and wall cupboards complimented by wood effect work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap and Upvc double glazed window with countryside views, 7 burner range cooker with black extractor hood above, plumbing for dishwasher, wide cutlery and pan drawers, part tiled walls, glass fronted display cabinets, vertical radiator, slate tiled floor, inset ceiling spotlights, space for American style fridge freezer and connecting door to the utility.

UTILITY 9'10" x 8'6" (3 x 2.6)
Appointed with a matching shaker style range of base and wall cupboards, work surface, plumbing for washing machine with space for dryer above, radiator, ceiling hatch to roof space, slate tiled floor, inset spotlights, part glazed stable door to the rear garden.

CLOAKS/W.C
Low flush w.c., corner wash basin within vanity unit, radiator, part tiled walls, Upvc double glazing, modern consumer unit and slate tiled floor.

BEDROOM 1 15'8" x 11'5" (4.8 x 3.5)
A good sized double bedroom with Upvc double glazed window overlooking the front garden, radiator and slate tiled floor.

BEDROOM 2 15'8" x 15'8" max (4.8 x 4.8 max)
Upvc double glazed window, radiator and slate tiled floor.

BEDROOM 3 12'5" x 8'10" (3.8 x 2.7)
Upvc double glazed window, radiator and slate tiled floor.

BATHROOM 12'1" x 9'0" (3.69 x 2.75)
A spacious family bathroom appointed with a double ended bath with central waterfall style mixer tap and hand held shower take off, walk in shower area with rainforest style shower head, wash basin set within vanity unit, low flush w.c. fully tiled walls, chrome heated towel rail, radiator, inset ceiling spotlights, Upvc double glazed window and extractor fan.

1ST FLOOR LANDING
Accessed via the staircase from the entrance hall to 1st floor landing with useful space currently used as a dressing area, wood effect flooring and connecting door to the bedroom.

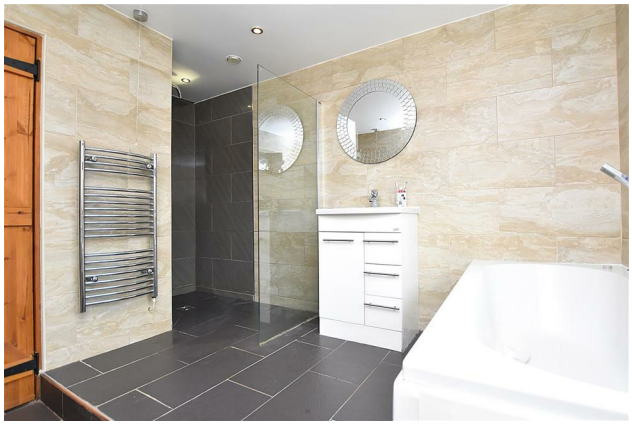
BEDROOM 4 17'8" max x 13'1" max (5.4 max x 4 max)
Velux roof light window and Upvc double glazed side window with countryside views, radiator and wood effect flooring and connecting door to the en-suite.

EN-SUITE 7'2" x 6'2" (2.2 x 1.9)
Appointed with a white suite of p-shaped bath with electric shower above, splash screen, wall hung wash basin, low flush w.c. part tiled walls, velux roof window, radiator, extractor and wood effect flooring.

OUTSIDE
Double timber gates open to a large gravelled private drive providing ample parking for cars and motorhome/caravan.

DETACHED GARAGE 18'8" x 16'8" (5.7 x 5.1)
Metal up and over door, lighting, power sockets, rear window, attic storage space and side personal door.

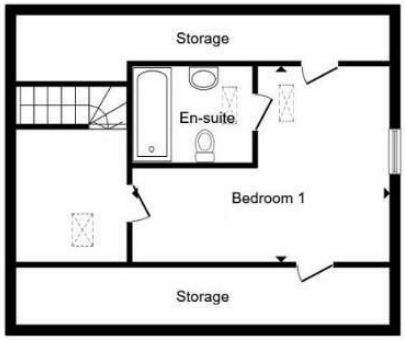
GARDENS
Offering superb sunny aspect outdoor entertaining spaces bordering fields enjoying an excellent degree of privacy and including lawned areas to the front and side, large patio for relaxing and BBQ's with countryside views, established trees and flower beds,



SHARKS

Floor Plan

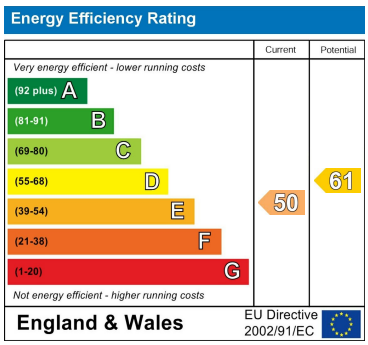
Ground Floor



First Floor

Area Map

Energy Efficiency Graph



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