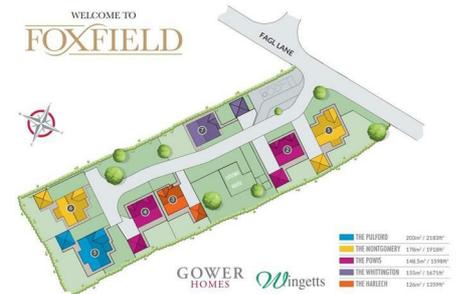


Wingetts

More than just estate agents



Plot 3 Foxfield, Fagl Lane, Hope, Wrexham, LL12 9RB

Price £460,000

Foxfield is a small select development of executive style 4 bedroom homes in the popular village of Hope, in Flintshire adjoining countryside views. With 5 different house types to choose from you are sure to find the perfect home for you and your family. A four bedroom detached home with single garage totalling approximately 1342sqft. The ground floor offers a spacious lounge with full depth bay window, combined spacious kitchen/dining area with bi-fold to rear garden, utility and WC. Upstairs the master bedroom offers full depth Bay window and en suite bathroom plus three further bedrooms, two of which are double in size and family bathroom. Private block paved drive, garage and gardens to both front and rear with patio area.

DEVELOPER

Gower Homes Ltd are Wrexham based LABC registered house builders and have built over 950 houses in north east Wales for over 35 years. A local family business that has established a reputation for providing good quality homes offering excellent value for money and have a strong local following with many of their purchasers having bought from them more than once.

<https://www.gowerhomes.co.uk/pdf/gower-homes-foxfield.pdf?v=1>

LOCATION

Foxfield is situated in a semi-rural location overlooking Hope Mountain in the pretty village of Hope. As tranquil as Hope is, it does have all the local amenities a family could want; a village convenience store, pub, post office, medical centre, an excellent primary school and the highly successful Castell Alun High School, rated as one of the top schools in North Wales, all within walking distance. There is an ancient church at one end of the village and historical castle ruins at the other end with the beautiful Alyn River meandering through. Foxfield has the best of both worlds and is just a 15 minute drive from the historic city of Chester with its first class shops, bars and restaurants and only a 12 minute drive from the popular market town of Mold. There are regular direct bus routes to Mold and Wrexham. Hope is well served by rail lines also with the railway station just 0.4 miles from Foxfield with direct routes to Wrexham, Biston and the Wirral, with one change for Chester. There is also very easy access via the A483 to M53, M56 and M6 to the major cities in the North West and two international airports at Liverpool and Manchester. Wrexham also is another great option with a variety of High Street shops, cinema, bars, restaurants, horse racing at Bangor-on-Dee and of course home to the now famous Wrexham Football Club. Other places of interest are Erddig Hall, Chirk Castle, the Historical Town of Llangollen, Loggerheads & Moel Famau Country Park in Area of Outstanding Natural Beauty (AONB) and slightly further afield Snowdonia is about 40 minutes away.

ACCOMMODATION

ON THE GROUND FLOOR

A canopy open fronted porch leads to the welcoming entrance hall featuring staircase to 1st floor landing with cloaks/w.c. off and oak internal doors.

LOUNGE 16'0" x 11'9" plus bay (4.9m x 3.6m plus bay)

A light and airy room with double glazed bay window to the front.

KITCHEN/DINING/FAMILY ROOM 24'7" x 11'9" (7.5m x 3.6m)

A spacious kitchen dining family room providing an excellent entertaining space appointed with an extensive range of base and wall cupboards complimented by Quartz work surface areas together with quality integrated appliances. French doors to the rear garden.

UTILITY

ON THE FIRST FLOOR

Staircase from the entrance hall to 1st floor landing with double door store cupboard.

BEDROOM ONE 12'1" x 11'9" plus bay (3.70m x 3.60m plus bay)

The principal bedroom with Upvc double glazed bay window to front and en-suite shower room.

BEDROOM TWO 13'5" x 9'2" (4.10m x 2.80m)

BEDROOM THREE 11'1" x 8'2" (3.40m x 2.50m)

BEDROOM FOUR 9'6" x 7'6" (2.90m x 2.30m)

FAMILY BATHROOM

Appointed with a 4 piece suite including bath and separate shower enclosure.

OUTSIDE

A block paved drive leads to the garage. Gardens to both front and rear with patio area.

SPECIFICATIONS GENERAL

All properties will feature traditional masonry construction with uPVC double glazing throughout. Highly efficient carbon-saving air source heat pumps and solar panels equip all houses for long-term sustainability. High security insulated external doors. Fitted with sprinklers. Exceptional levels of wall, roof and ground floor insulation. Maintenance friendly white uPVC fascias, barge boards and soffits. Full 10 year structural warranty.

EXTERNAL

Turf and planting to front garden. Turf and fencing to rear garden.

KITCHEN

An extensive choice of quality fitted kitchen units and worktops. Double ovens with electric induction hobs, cooker hoods, plus fridge freezers, microwaves and dishwashers.

BATHROOM

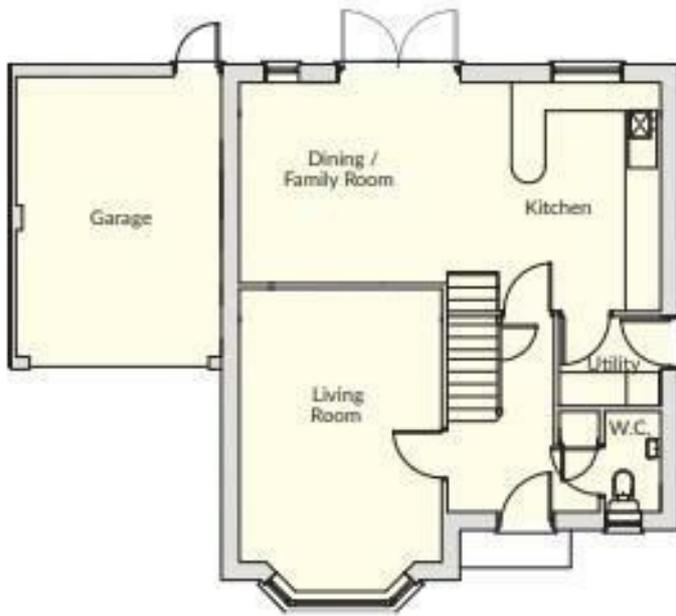
Free standing sanitary ware in white. Chrome taps and fittings. Choice of tiles.

ELECTRICAL

Front and rear external porch light. BT point to lounge. Front door bell. Mains operated smoke detectors with battery backup.

ANTICIPATED AVAILABILITY - FEBRUARY 2027

Floor Plan

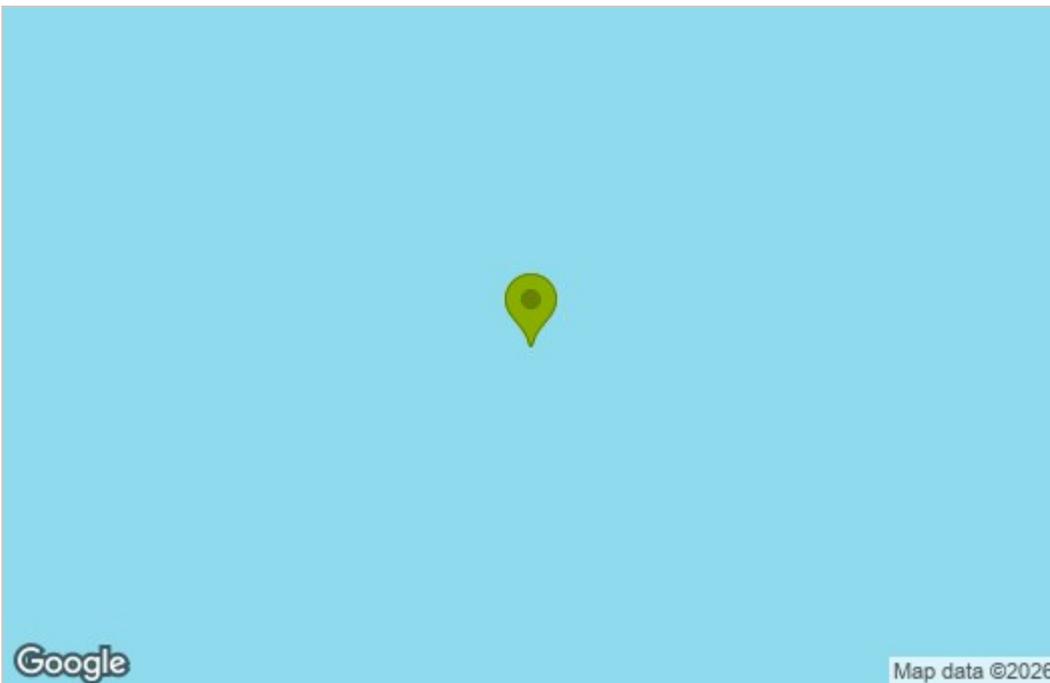


GROUND FLOOR



FIRST FLOOR

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | 92 | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.