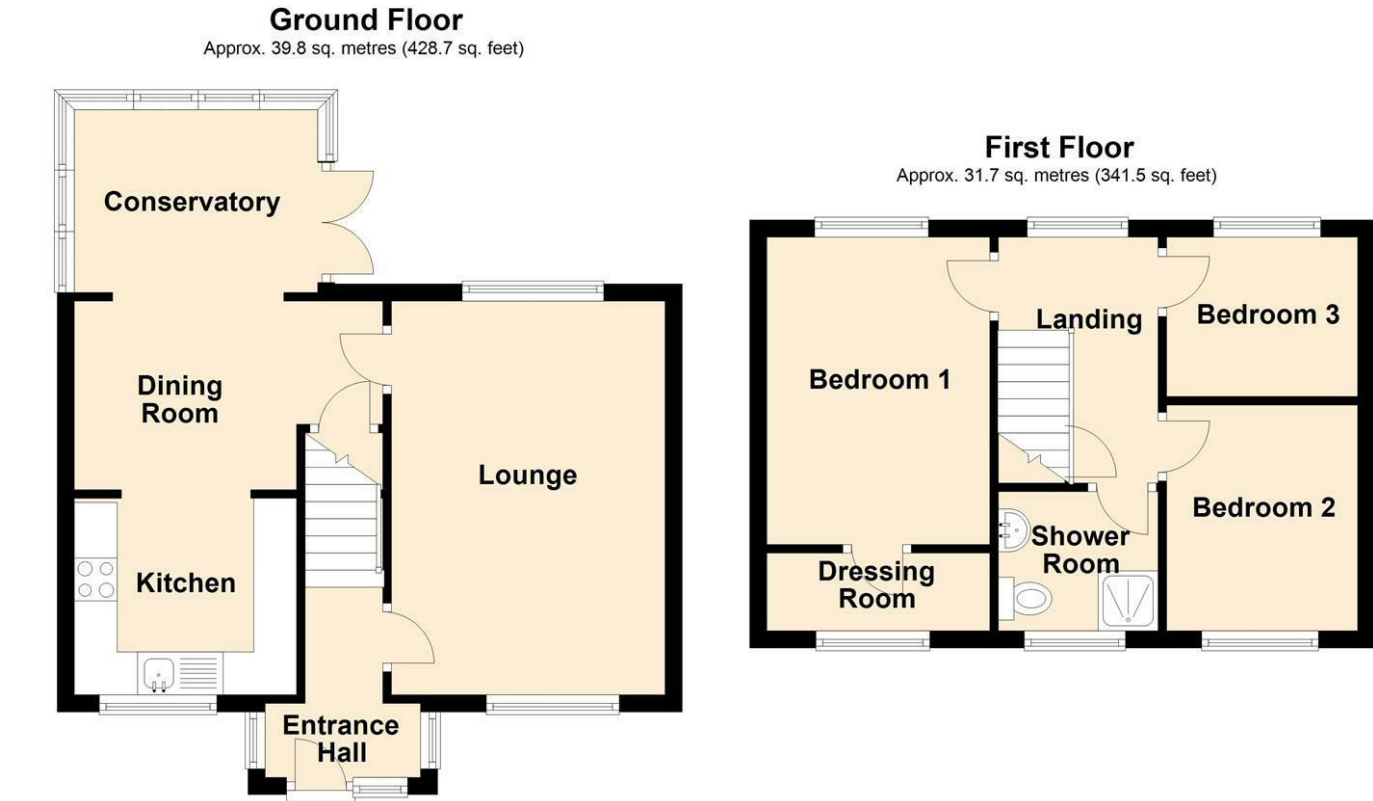


Foxwood Drive, Wrexham, LL14 4JA
Price £220,000



Reference: 17021364

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



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Description

A well presented 3 bedroom detached house with detached brick built garage and conservatory located in this popular residential development on the fringe of the city centre and yet within walking distance of picturesque countryside, supermarkets, schools and excellent road links. The accommodation has the benefit of gas fired central heating via a combi boiler, Upvc double glazing, Oak veneer internal doors and briefly comprises an enclosed entrance porch, hall with staircase to 1st floor landing, well proportioned lounge with provision for gas fire, recently appointed stylish grey fitted kitchen with integrated dishwasher, dining room and conservatory. The 1st floor landing connects the 3 bedrooms, the principal bedroom having a walk in wardrobe, and a modern family shower room. To the outside, a private drive leads to the garage and gated path to the side lawned garden that enjoys a good degree of privacy and provides entertaining space for children, paved patio for BBQ's, all of which is enclosed to provide a safe family environment. Energy Rating - D (66)

LOCATION

A popular residential development on the outskirts of Wrexham city centre but close to open countryside. There are excellent facilities nearby that include Morrison's and Aldi Supermarkets, convenience store, bus service and good road links to the A483 by pass that connects Wrexham with Chester and Shropshire. The Wrexham Maelor Hospital, Money Penny Headquarters and Technology Park are within easy reach together with the picturesque hamlet of Bersham with its heritage links and woodland walks. Primary and Secondary schools are within walking distance.



DIRECTIONS

From the A483 by pass take the exit signposted Ruthin and Coedpoeth. Turn at the slip road onto the A525 in the direction of Wrexham city centre. Take the 1st right hand turning and continue for approx. ½ a mile to the T-junction at Bersham. Turn left onto Bersham Road and continue for a further 1 mile passing the fields on the left and right. Take the right turn into Foxwood Drive and the property will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

ENCLOSED PORCH

With laminate flooring and part glazed door leading to:

HALLWAY

With stairs to first floor landing, wood effect flooring, alarm control panel and oak veneer part glazed door leading to:

LOUNGE

15'4 x 11'2

Upvc double glazed windows to front and rear, wood effect flooring, coving to ceiling, fire surround with gas point, two radiators and part glazed oak veneer door opening to:

DINING ROOM

8'7 x 7'4

Oak veneer door opens to the useful downstairs storage cupboard, contempory vertical radiator and wood effect flooring that continues into:

KITCHEN

8'7 x 7'8

Having an open aspect from the dining room and appointed in 2021 with a stylish grey fronted range of base and wall cupboards complimented by work surface areas with matching upstands incorporating a single drainer sink unit with black mixer tap and upvc double glazed window above, four ring electric hob with black extractor hood above, double oven/grill, plumbing for washing machine, integrated dishwasher and space for fridge freezer.

CONSERVATORY

8'8 x 6'0

Accessed off the dining room with upvc double glazed windows on a brick plinth, upvc double glazed window to side, glass roof, wood effect vinyl flooring, radiator and wall light points.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With handrail, ceiling hatch to roof space, upvc double glazed window, oak veneer internal doors and storage cupboard housing the Baxi gas combination boiler and shelving.

BEDROOM ONE

12'0 x 8'7

A double bedroom with upvc double glazed window to rear, radiator, coving to ceiling and access into the walk-in wardrobe having upvc double glazed window and hanging rails to two sides.

BEDROOM TWO

9'1 x 7'7

Upvc double glazed window to front and radiator.

BEDROOM THREE

8'2 x 6'1

Upvc double glazed window to rear and radiator.

SHOWER ROOM

Appointed with a modern white suite of shower enclosure with mains thermostatic shower, wash basin with black mixer tap and vanity cupboard below, close coupled w.c with concealed cistern, upvc double glazed window, wipe clean wall panels, black heated towel rail, extractor fan and shaver socket within recess.

OUTSIDE

The property is approached along a private driveway leading to the detached garage having metal up and over and side personal door. A garden gate gives access into the side and rear gardens which have the benefit of a good degree of privacy and includes a lawned garden and patio area, all of which is enclosed within recently renewed fencing.

COUNCIL TAX BAND - D