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Plot 7 Foxfield, Fagl Lane, Hope, Wrexham, LL12 9RB

Price £525,000

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 popular design within the Gower Homes range is the ‘Whittington’ a 4 double bedroom detached family home with double garage totalling 1653sqft. The accommodation briefly comprises a canopy porch, entrance hall with staircase to 1st floor and cloaks/w.c. off. Bay window fronted living room, home office, spacious family orientated well appointed fitted kitchen dining living space with utility off. The 1st floor landing connects the four double bedrooms with the principal bedroom having a bay window, a walk through dressing room and ensuite. Family bathroom with bath and shower enclosure. Double width block paved drive, double garage and gardens to 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 16'8" x 11'9" plus bay (5.10m x 3.60m plus bay)
A light and airy room with double glazed bay window to the front.

KITCHEN/DINING/FAMILY ROOM 25'11" x 15'3" max (7.90m x 4.65m max)
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.

HOME OFFICE 8'8" x 6'6" (2.65m x 2m)

UTILITY

ON THE FIRST FLOOR
Staircase from the entrance hall to 1st floor landing with store cupboard.

BEDROOM ONE 12'1" x 11'1" (3.70m x 3.40m)
The principal bedroom with Upvc double glazed bay window to front, walk through dressing room and an en-suite shower room.

BEDROOM TWO 13'9" x 9'6" (4.20m x 2.90m)

BEDROOM THREE 11'5" x 9'4" (3.50m x 2.85m)

BEDROOM FOUR 10'2" x 9'8" (3.10m x 2.95m)

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

OUTSIDE
A double width block paved drive leads to the double 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.

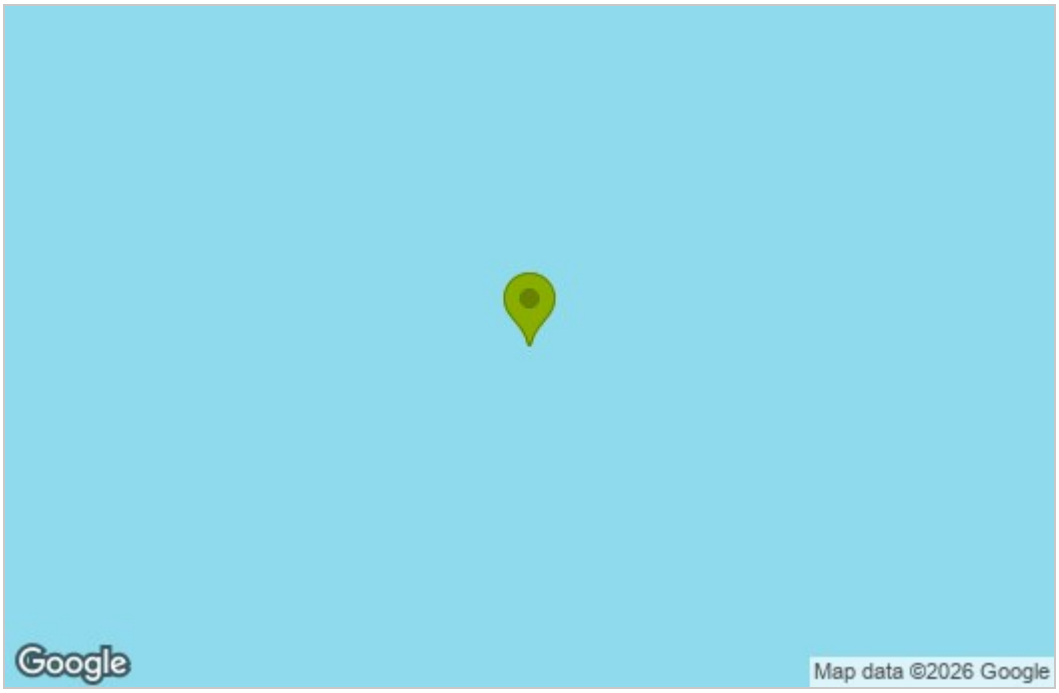
BATHROOM
Free standing sanitary ware in white. Chrome taps and fittings. Choice of tiles.

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

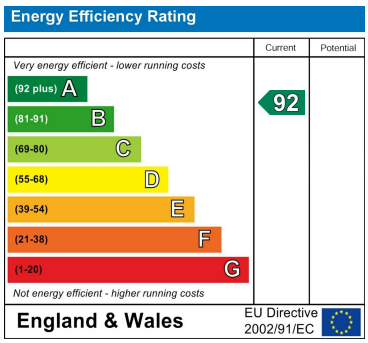
Floor Plan



Area Map



Energy Efficiency Graph



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