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## 46 Camberley Drive, Wrexham, LL12 7LW

## Price £400,000

An impressive bay window fronted detached bungalow offering spacious accommodation to include 3 double bedrooms, 2 bathrooms and a garden room overlooking the private and sunny aspect rear garden, conveniently located within walking distance of the city centre and all its amenities together with the picturesque park at Acton. The bungalow blends many original features with modern day comforts and briefly comprises an open fronted porch, welcoming hall, lounge with attractive wood block floor, well appointed fitted kitchen diner with plenty of storage and work surface space, a walk through study area leads to the superb garden room enjoying a pleasant aspect and the warmth of a log burner, 3 double bedrooms with the principal bedroom having the convenience of an en-suite shower room. The large family bathroom is a particular feature with a Victorian style freestanding bath, twin wash basins and a walk in shower. To the front of the bungalow, a dual entrance brick paved drive provides parking and guest parking and gated paths either side lead to the established rear garden to include a brick built garage/workshop with electric door, paved patio for outdoor entertaining, lawn and flower beds. NO CHAIN. Energy Rating - D (67)

## LOCATION
Camberley Drive has long been established as a most desirable residential location conveniently located within walking distance of all the shopping and social amenities of the city centre. There are excellent road links to the A483 bypass that gives access to Chester, Shropshire and the North West as well as the Wrexham Industrial Estate therefore allowing for daily commuting to the major Commercial and Industrial Centres of the region. There are both Primary and Secondary schools within walking distance together with the picturesque Acton Park that is centred around a fishing lake and popular amongst walkers. A parade of shops, pharmacy, doctors and Vets are located in the nearby area of Borras.

## DIRECTIONS
Approaching Wrexham city centre from Chester Road take the 1st exit at the roundabout onto Powell Road and then 1st left into Park Avenue. Take the 3rd turn into Camberley Drive and the bungalow will be observed on the right.

## ACCOMMODATION
Open fronted entrance porch with quarry tiled flooring and part glazed door leading to:

## SPACIOUS HALLWAY
Featuring wood flooring, dado rail, radiator, ceiling hatch to roof space, wall light points and four panel doors off to all rooms.

## LOUNGE 13'1" x 11'9" (4m x 3.6m)
A light and airy reception room having upvc double glazed bay window to front, Herringbone pattern wood block flooring, living flame gas fire set within surround, picture rail, radiator and four panelled part glazed door opening to:

## KITCHEN/BREAKFAST ROOM 13'9" x 11'9" (4.2m x 3.6m)
Featuring an extensive range of grey shaker style base and wall cupboards complimented by wood block work surface areas incorporating a Belfast style sink unit with mixer tap and upvc double glazed window above, ingrained drainer, plumbing for washing machine, integrated dishwasher, housing for American style fridge freezer with additional storage cupboards to surround, wine rack, cutlery and pan drawers, stainless steel five burner Range cooker with splashback and stainless steel extractor hood above, upvc part glazed external door, vertical radiator, wood block window sill and matching upstands, display shelving, inset spotlights and speaker to ceiling.

## STUDY AREA 6'10" x 5'6" (2.1m x 1.7m)
Radiator and wood effect flooring which continues into:

## GARDEN ROOM 15'8" x 8'6" (4.8m x 2.6m)
A lovely addition to the property overlooking the private rear garden through upvc double glazed windows on a brick plinth, raised ceiling with two Velux roof light windows providing an excellent degree of natural light, radiator, warmth of a log burner, recessed shelving, upvc double glazed French doors opening to the rear garden and inset ceiling spotlights.

## BEDROOM ONE 13'1" x 10'5" (4m x 3.2m)
Upvc double glazed window to side, radiator, picture rail, laminate flooring and four panel door opening to:

## EN-SUITE
Appointed with a low flush w.c, wash basin set within vanity unit, shower enclosure with mains thermostatic shower and Drench style shower head, part tiled walls, tiled flooring, upvc double glazed window, inset ceiling spotlights and extractor fan.

## BEDROOM TWO 13'1" x 11'9" (4m x 3.6m)
A double bedroom with upvc double glazed bay window to front, wood block Herringbone pattern flooring, picture rail, radiator and six door fitted wardrobes.

## BEDROOM THREE 9'10" x 9'6" (3m x 2.9m)
Upvc double glazed window overlooking the rear garden, laminate flooring, picture rail, radiator and two door storage cupboard housing the gas combination boiler.

## BATHROOM 11'9" x 10'9" (3.6m x 3.3m)
Beautifully appointed to include a Victorian roll top free standing bath with free standing chrome swan neck mixer tap and hand held shower take-off, twin sink units on an oak cabinet with useful storage cupboards below and tiled splashback above, low flush w.c, walk-in tiled shower with mains thermostatic shower unit and Drench style shower head, Victorian style radiator and towel rail, upvc double glazed window, shaver socket, inset spotlights and speaker to ceiling, picture rail, wall light points and tiled flooring.

## OUTSIDE
The bungalow is approached via a brick paved dual entrance driveway proving parking and guest parking with low level front boundary wall and gated side path. The rear garden is a particular feature enjoying a south facing and private aspect to include a brick paved patio for outdoor entertaining, shaped lawn with flowerbeds, brick built garage/workshop with the ease of an electric door and side personal door.

## 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).












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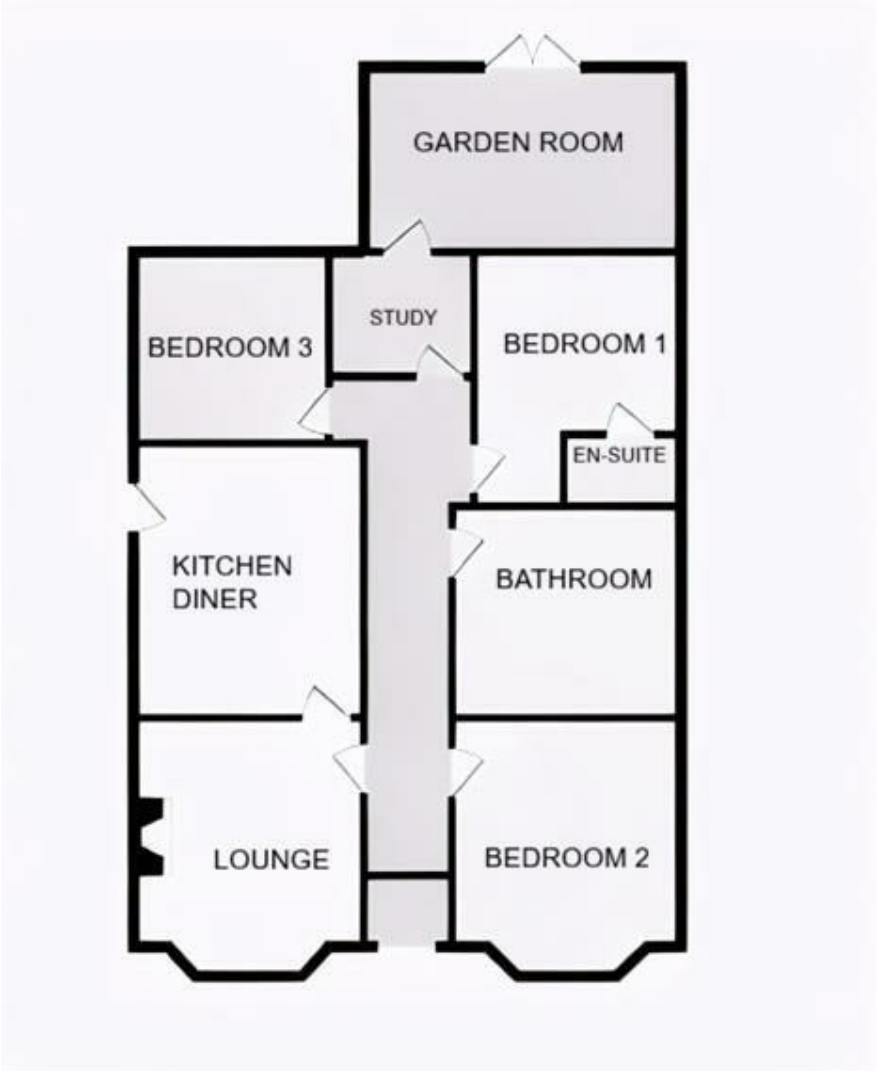




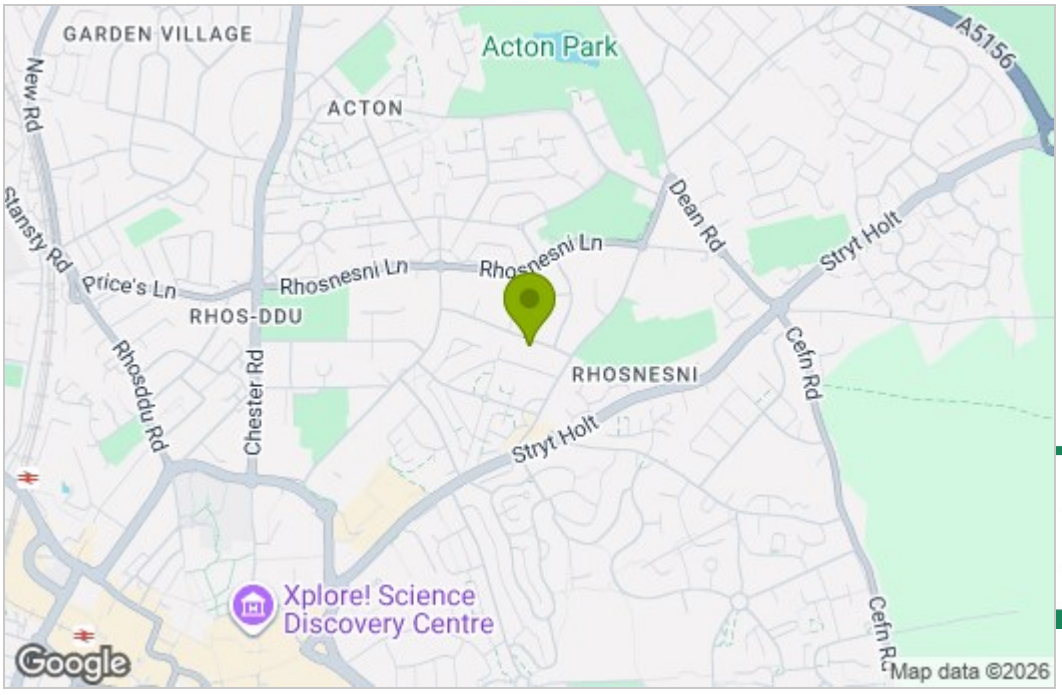
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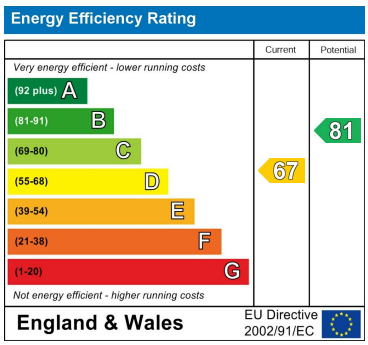
## Floor Plan




## Area Map




## Energy Efficiency Graph




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