



3 Fox Meadow, Bedwell Road, Cross Lanes, LL13 0TR

Price £525,000

Built in 2022 to a high specification by a local developer is this beautifully presented 4 bedroom detached family home with 3 bathrooms, impressive open plan kitchen dining family area enjoying lovely views across the rear garden towards neighbouring farmland and a double garage. Conveniently situated within the hamlet of Cross Lanes having access to a choice of Schools, local convenience store, good road links to Wrexham, Chester and Shropshire and picturesque countryside walks on the doorstep. The well designed accommodation briefly comprises a welcoming hall with turned staircase and attractive Oak internal doors, cloaks/w.c., bay window fronted lounge or formal dining room, large sociable kitchen dining family room providing an excellent space for entertaining family or friends including a central island with breakfast bar, integrated appliances, granite work surface areas and 2 sets of French doors opening to the rear garden and the lovely view. Utility Room with useful store cupboard off. A ground floor double bedroom with en-suite offers an excellent option for dependant relatives or teenagers wanting their own bathroom. A Velux roof light window floods the landing with natural light and connects the 3 further double bedrooms.

The principal bedroom has the luxury of an ensuite bathroom with bath and separate shower enclosure with a similar layout in the family bathroom. To the outside, a triple width drive provides ample parking with lawned garden alongside, double garage with 2 up and over doors, and a gated path leads to the rear garden that is a particular feature with its sunny aspect, countryside view, brick paved patio area for outdoor dining and relaxing, good sized lawn and flower beds. EV Charger and hot tub available via separate negotiation. Viewing highly recommended. Energy Rating - B (87)

LOCATION

The hamlet of Cross Lanes with its countryside walks lies approx. 4 miles from Wrexham City Centre just off the A525 which provides excellent road links to the Wrexham Industrial Estate and the A483 by-pass which links Wrexham, Chester and Oswestry and allows for daily commuting to the major commercial and industrial centres of the region. Cross Lanes has a well stocked convenience store and the nearby riverside village of Bangor On Dee boasts a popular Racecourse, Pub/Restaurant, a Convenience Store, Primary School and is within the catchment area of the highly regarded Penley Secondary School.

DIRECTIONS

From Wrexham City Centre proceed along the A525 Whitchurch Road through the village of Marchwiell for approx. 4 miles to the traffic lights at Cross Lanes. Turn left and then left again onto Bedwell Road. After approximately 200 yards, the entrance to Fox Meadow will be observed on the left with number 3 being the last of just 3 executive style properties.

ON THE GROUND FLOOR

Upvc part glazed entrance door with adjoining window panels opening to:

WELCOMING HALLWAY

Featuring oak flooring complimented by attractive oak internal doors, radiator, turned staircase rising to first floor landing, inset ceiling spotlights and alarm control panel.

CLOAKS/W.C

Appointed with a low flush w.c, wash basin within vanity unit, chrome heated towel rail, inset ceiling spotlights, extractor fan and tiled flooring.

LOUNGE 13'8 x 12'9 (4.17m x 3.89m)

Currently used as a formal dining room having a continuation of the oak flooring, upvc double glazed bay window providing an excellent degree of natural light. inset ceiling spotlights and radiator.

KITCHEN/DINING/FAMILY ROOM 32'4 x 14'1 (9.86m x 4.29m)

A fabulous living space overlooking the rear garden having a stylish range of base and wall cupboards complimented by granite work surface areas incorporating a Neff five ring induction hob with wide cutlery and pan drawers below and stainless steel extractor hood above, Neff slide n hide oven/grill, Neff microwave, integrated fridge freezer, integrated dishwasher, inset 1 1/2 bowl sink unit with mixer tap and ingrained drainer, upvc double glazed window above overlooking the rear garden, central island with additional storage cupboards below and breakfast bar, inset ceiling spotlights, tiled flooring that continues into the dining and living area with two sets of French doors both fitted with attractive plantation shutters opening to the rear garden.

UTILITY ROOM

Fitted base cupboards with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, tiled flooring, extractor fan, upvc part glazed external door, radiator and useful storage cupboard.

GROUND FLOOR BEDROOM 13'3 x 12'3 (4.04m x 3.73m)

A good sized double bedroom with upvc double glazed window, oak flooring, inset ceiling spotlights and ceiling hatch to roof space.

EN-SUITE

Well appointed with a corner shower enclosure with mains thermostatic shower and Drench style shower head, wash basin set within vanity unit, low flush w.c, chrome heated towel rail, part tiled walls, tiled flooring, upvc double glazed window, inset ceiling spotlights and extractor fan.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, Velux roof light window, radiator, oak internal doors and inset ceiling spotlights.

BEDROOM ONE 15'2 x 13'2 (4.62m x 4.01m)

Upvc double glazed window to rear from which to admire the pleasant views, radiator, inset ceiling spotlights and oak door opening to:

EN-SUITE

Appointed with a bath with mixer tap and hand held shower attachment, shower enclosure with mains thermostatic shower and Drench style shower head, wash basin set within vanity unit, close coupled w.c, part tiled walls, tiled flooring, chrome heated towel rail and inset ceiling spotlights.

BEDROOM TWO 12'6 x 12'3 (3.81m x 3.73m)

Upvc double glazed window to rear, wood effect flooring, radiator and inset ceiling spotlights.

BEDROOM THREE 12'5 x 10'1 (3.78m x 3.07m)

Another good sized bedroom with upvc double glazed window to front, radiator and inset ceiling spotlights.

FAMILY BATHROOM

Appointed with a four piece white bathroom suite of bath with mixer tap and hand held shower take-off, wash basin with drawers below, low flush w.c, shower enclosure with mains thermostatic shower and Drench style shower head, chrome heated towel rail, fully tiled walls, tiled flooring, Velux roof light window, inset ceiling spotlights and extractor fan.

OUTSIDE

A triple width gravelled driveway provides ample parking and guest parking alongside a lawned garden area which could be utilised for further parking area if required.

DOUBLE GARAGE 17'5 x 16'9 (5.31m x 5.11m)

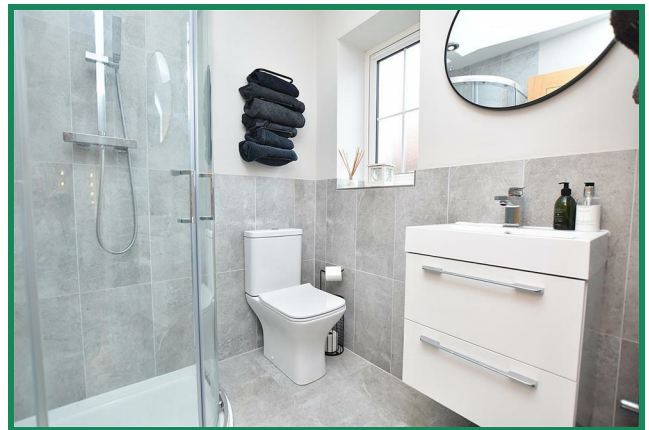
Two metal up and over doors, lighting, power sockets and useful attic storage space.

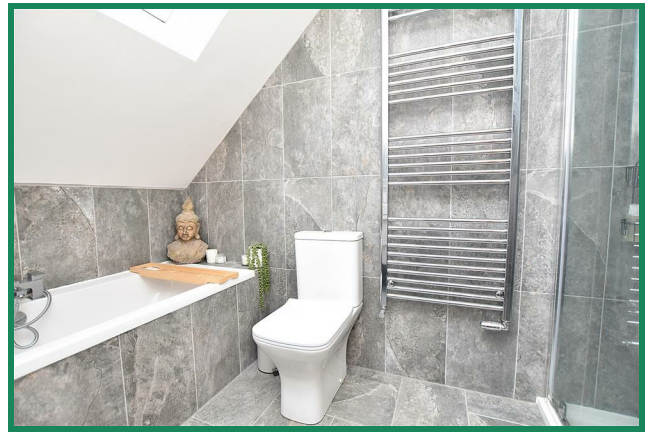
GARDENS

A gated path leads to the rear garden which enjoys a pleasant countryside aspect and is ideal for entertaining both children and adults with its brick paved patio area for alfresco dining and lawned garden with flowerbeds, all of which is enclosed to provide a safe family environment.

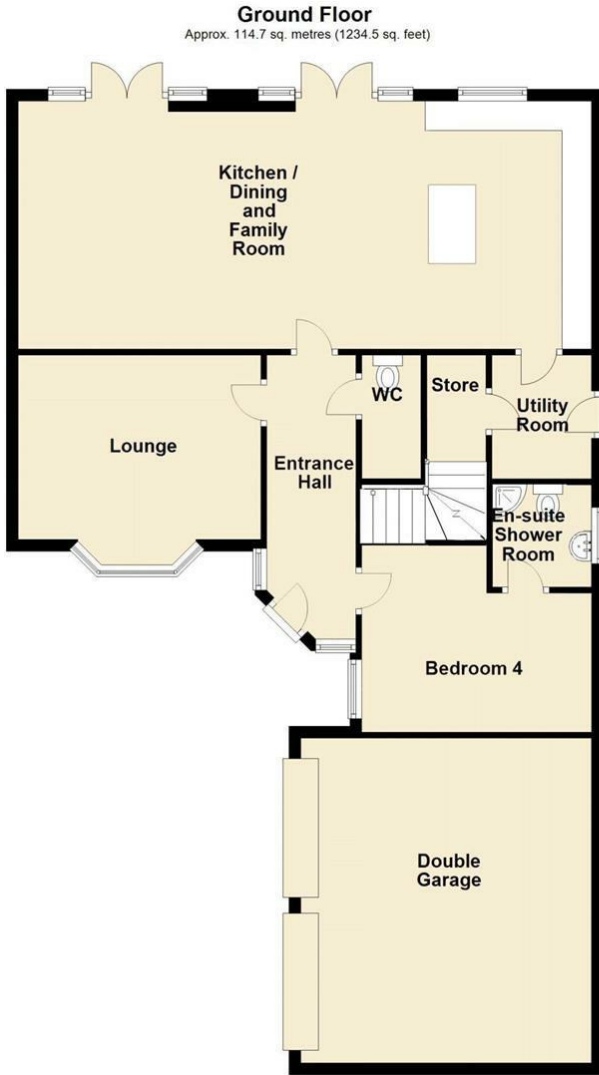
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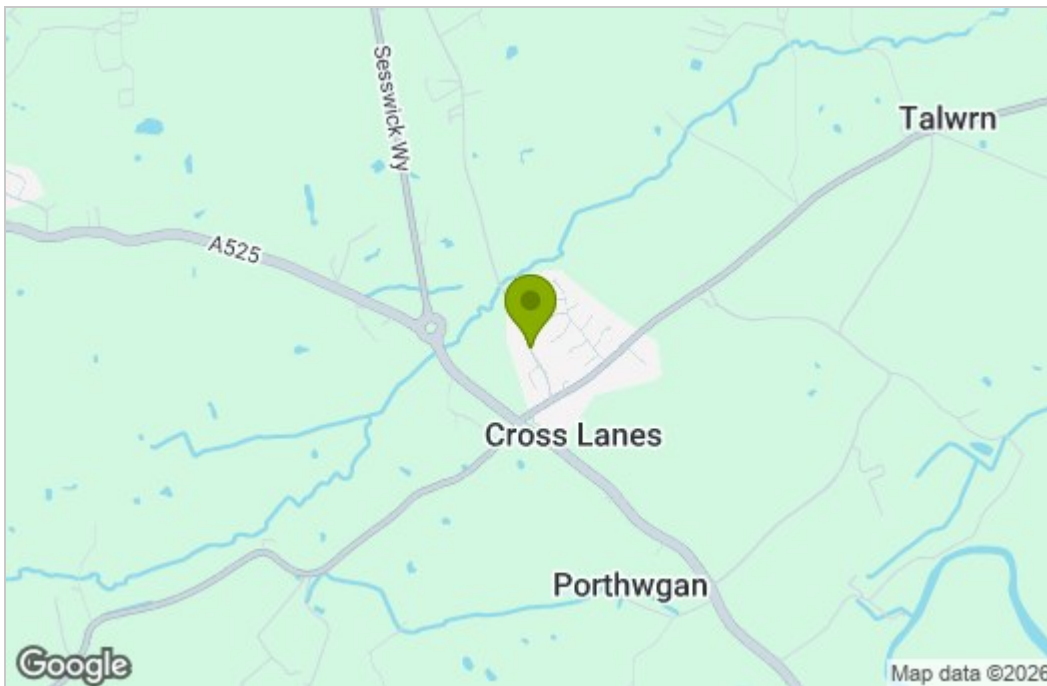




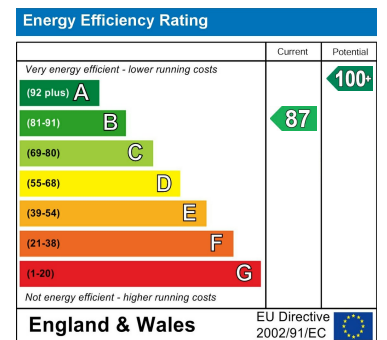
Floor Plan



Area Map



Energy Efficiency Graph



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