



22 Ranscombe Crescent, Wrexham, LL13 9UX

Offers In Excess Of £360,000

A fabulous 4 bedroom detached family home featuring an impressive open plan and well appointed fitted kitchen/dining/living room flooded with natural light with lantern style roof light and 2 sets of French doors leading out to the rear garden, a private drive for multiple vehicles, double garage and good sized garden. Conveniently located on a no through road in close proximity to all the amenities of Acton and Borras including schools, Acton Park and excellent road links. The accommodation has been extended and much improved in recent years offering versatility to suit the needs of the owners. Briefly comprising a welcoming hall with glass and oak staircase and oak veneer internal doors, utility cupboard, spacious lounge with oak double doors leading into the dining living kitchen room which is the heart of the home offering a fantastic practical space blended with a sociable entertaining area. The extensive and well appointed fitted kitchen includes a large central island incorporating a breakfast bar, integrated appliances and plenty of work surface areas. The dining area features the warmth of a gas log effect burner. The ground floor bedroom has the benefit of an en-suite shower room, ideal for a dependant relative or teenager. The 1st floor landing connects the 3 further bedrooms, bedroom 1 having fitted wardrobes, and a modern bathroom with shower bath. To the outside, the driveway with privacy hedging leads to the oversized double garage with the convenience of an electric door. The good sized rear garden offers excellent outdoor entertaining space for both children and adults with lawned areas for ball games and a paved patio, all of which is enclosed to provide a safe and secure environment. Energy Rating - D (59)

LOCATION

The area has been established as a sought after location for many years especially amongst families due to its proximity to schools and the picturesque Acton Park which is centred around its fishing lake and is popular amongst walkers and dog owners. Excellent road links provide easy access to Wrexham Industrial Estate and the A483 by pass that allows for daily commuting to the major commercial and industrial centres of the region. A frequent bus service to Wrexham and Chester is within walking distance together with a Public House. A range of convenient shopping facilities and amenities are also available in Borrass, Garden Village and Little Acton.

DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road for approx. 1 mile taking the right hand turn into Smithy Lane opposite the petrol station. Continue across the next roundabout onto Barkers Lane and take the next left into Ranscombe Crescent where the property will be observed at the head of the road.

ON THE GROUND FLOOR

Canopy porch with welcome light and part glazed composite entrance door opening to:

HALLWAY

Featuring a glass and oak staircase complimented by oak veneer internal doors, grey wood effect flooring, alarm control panel, vertical radiator and inset ceiling spotlights.

UTILITY CUPBOARD (FORMALLY GROUND FLOOR W.C)

Housing the plumbing for washing machine, part tiled walls and wall mounted mirror.

LOUNGE 23'3" x 10'5" (7.1m x 3.2m)

A spacious reception room having upvc double glazed window to front, anthracite grey radiator, feature wood effect wall panelling, coving to ceiling, wall light points and double part glazed oak veneer doors opening to the dining area.

KITCHEN/DINING/LIVING AREA 25'7" max x 20'0" max (7.8m max x 6.1m max)

The heart of the home is this impressive open plan kitchen/dining/living space flooded with natural light from the lantern style roof light, featuring two sets of French doors opening directly onto the rear garden from the dining area. Designed for both everyday family living and entertaining the beautifully appointed kitchen briefly comprises an extensive range of stylish base and wall cupboards complimented by marble effect work surface areas including a large central island with soft closing pan and cutlery drawers below and electric sockets, five ring gas hob with splashback and black angled extractor hood above, double oven/grill, newly replaced integrated microwave, integrated dishwasher, integrated fridge freezer, pull-out tall pantry cupboard, pelmet LED colour changing lighting, 1 1/2 bowl sink unit with swan neck mixer tap, anthracite grey radiator and tiled floor which continues through to the dining/living area. The two sets of upvc double glazed French doors have the benefit of Perfect Fit blinds, inset ceiling spotlights, gas log effect burner on a granite hearth, raised electric sockets for wall mounted t.v and vertical anthracite grey radiator.

BEDROOM 12'1" x 7'6" (3.7m x 2.3m)

A versatile room currently used as a home office having upvc double glazed window to front, radiator, inset ceiling spotlights, two door fitted wardrobe and oak veneer door opening to:

EN-SUITE

Appointed with a modern white suite of low flush w.c with dual flush, pedestal wash basin, double width shower enclosure with electric shower unit, wipe clean wall panels, inset ceiling spotlights, extractor fan, grey wood effect flooring and chrome heated towel rail.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With oak and glass balustrade, upvc double glazed window, ceiling hatch to roof space with lighting to attic, useful storage cupboard and oak veneer doors off to all rooms.

BEDROOM ONE 12'5" x 9'10" (3.8m x 3m)

Upvc double glazed window to front, sliding door fronted wardrobes, partial feature wall panelling and grey radiator.

BEDROOM TWO 10'2" x 9'10" (3.1m x 3m)

Another double bedroom with upvc double glazed window to rear, grey radiator and raised electric socket for wall mounted t.v.

BEDROOM THREE 9'2" x 6'2" (2.8m x 1.9m)

Upvc double glazed window to front and grey radiator.

FAMILY BATHROOM

Appointed with a white suite of L shaped shower bath with mains thermostatic shower and Drench style shower head and splash screen, wash basin and w.c set within vanity unit with illuminated mirror above, chrome heated towel rail, upvc double glazed window and extractor fan.

OUTSIDE

The property is approached via a decorative slate private driveway providing ample parking and guest parking behind a privacy hedge.

OVERSIZED DOUBLE GARAGE 23'7" x 18'4" (7.2m x 5.6m)

Having the convenience of an electric remote controlled roller shutter door, lighting, power sockets, part glazed composite external door and including a:

STORE ROOM/WORKSHOP 9'2" x 6'2" (2.8m x 1.9m)

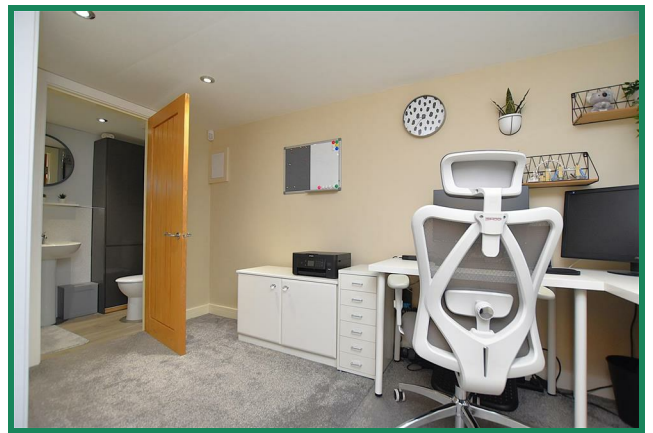
Having pvc double glazed windows to rear and inset ceiling spotlights.

GARDENS

A gated path leads to the generous rear garden which offers an excellent outdoor space for both relaxation and entertaining featuring a paved patio with expansive lawned areas all securely enclosed for peace of mind and family enjoyment.

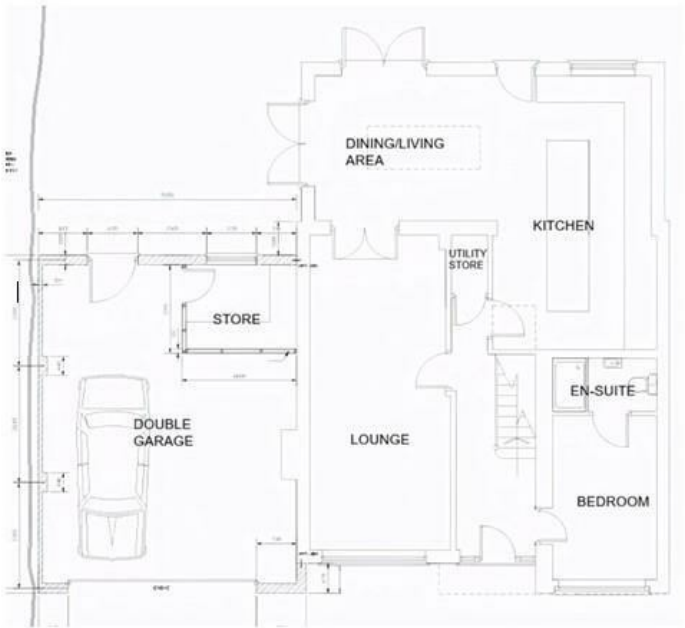
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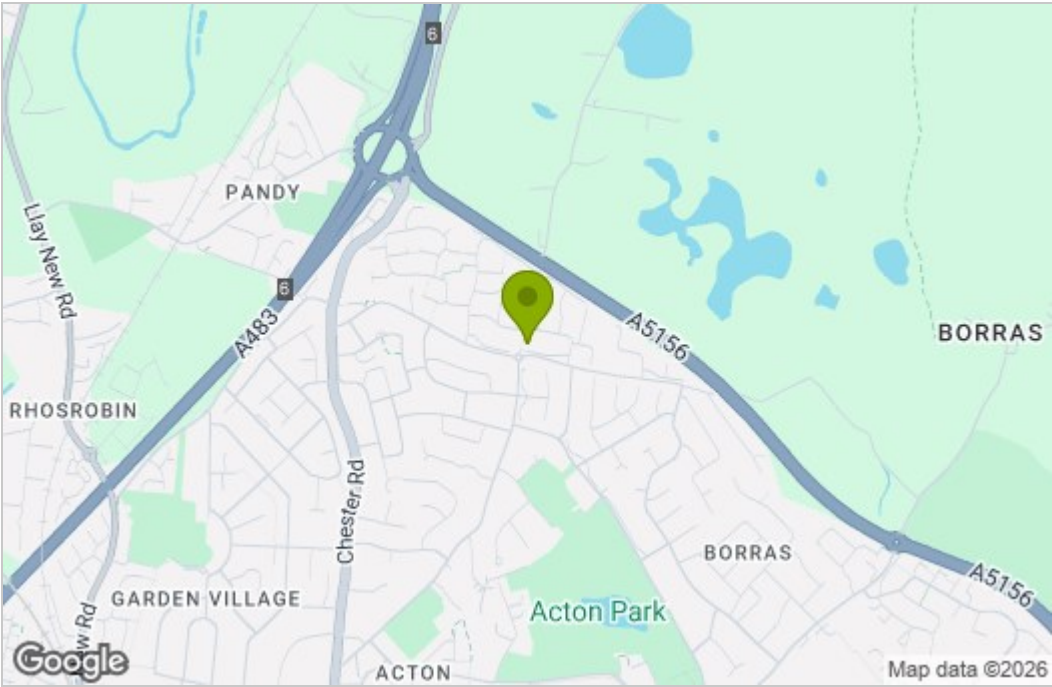




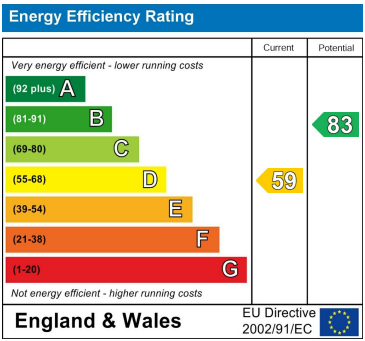
Floor Plan



Area Map



Energy Efficiency Graph



Wingetts
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