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# Wingetts

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**4 Oak Drive, Wrexham, LL12 7HL**

**Offers In Excess Of £200,000**

A beautifully presented and good sized 3 bedroom semi detached house with private rear garden located in the convenient and sought after area of Acton with its range of amenities and road links nearby. The accommodation briefly comprises a canopy porch, composite entrance door opening to the welcoming hall with stairs to 1st floor landing, cloaks/w.c., bay window fronted lounge, impressive open plan kitchen and dining room providing a sociable living space fitted with a shaker style range of base and wall cupboards with some integrated appliances and access to the utility room housing the gas combi boiler. The 1st floor landing with gallery over stairwell and 4 panel doors connect the 3 bedrooms, 2 of which are doubles, and a family bathroom with shower over bath. To the outside, a gated path alongside a private front garden leads to the entrance door and continues to the rear garden which is a particular feature of the property with patio area, lawn and established hedging. Energy Rating - D (67)

## LOCATION

Conveniently located on the outskirts of the city centre within walking distance of a parade of shops that includes a convenience store, bakery and there is a frequent bus service that operates locally. There are good road links to the A483 bypass that provides access to Wrexham, Chester and Shropshire and allows for daily commuting to the major commercial and industrial centres of the region. A frequent bus service to Chester operates from the nearby Chester Road and there are both primary and secondary schools within walking distance.

## DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road to the roundabout. Take the 3rd exit and continue straight ahead, the road leads into Oak Drive and the property will be observed on the left.

## ON THE GROUND FLOOR

Canopy porch with part glazed composite entrance door opening to:

### HALLWAY

With stairs to first floor landing, upvc double glazed window, mains wired smoke alarm and four panel pitched pine doors off.

### CLOAKS/W.C

Appointed with a low flush w.c with integrated wash basin and mixer tap, tiled splashback and upvc double glazed window.

### LOUNGE 11'5" x 11'1" (3.5m x 3.4m)

Upvc double glazed bay window to front with radiator below, electric fire to chimney breast, upvc double glazed window to side and picture rail.

### KITCHEN/DINER 20'11" x 9'10" (6.4m x 3m)

An impressive open plan sociable entertaining space with the kitchen area appointed with a shaker style range of base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the garden, four ring gas hob with oven/grill below, stainless steel splashback and extractor hood above, integrated dishwasher, integrated fridge freezer, upvc part glazed external door, radiator, inset ceiling spotlights and wood effect flooring that continues to the dining area with upvc double glazed window to front, radiator, picture rail and breakfast bar.

### UTILITY

A four panel door off the kitchen area with wall units, work surface area, plumbing for washing machine, space for tumble dryer, upvc double glazed window and Ideal Logic gas combination boiler.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With gallery over stairwell, upvc double glazed window and ceiling hatch to roof space.

### BEDROOM ONE 13'9" x 9'10" (4.2m x 3m)

Upvc double glazed window and radiator.

### BEDROOM TWO 11'1" x 9'6" (3.4m x 2.9m)

Upvc double glazed window to front and radiator.

### BEDROOM THREE 9'10" x 6'10" (3m x 2.1m)

A good sized third bedroom with upvc double glazed window to rear and radiator.

### BATHROOM 11'1" x 4'3" (3.4m x 1.3m)

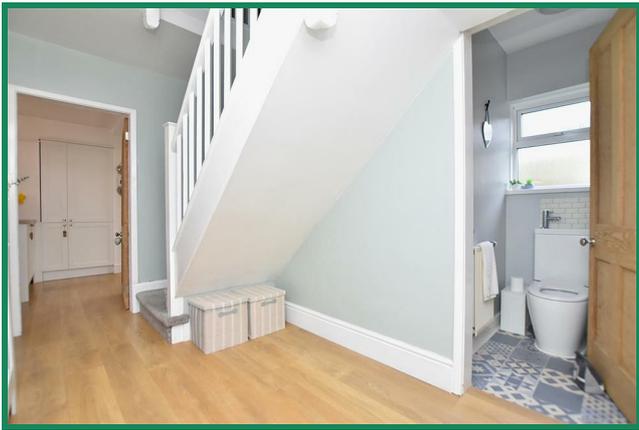
Appointed with a wash basin set within vanity unit, bath with Drench style shower head above, low flush w.c, inset ceiling spotlights, chrome heated towel rail, part tiled walls, extractor fan and upvc double glazed window.

## OUTSIDE

The property is approached along a gated front path to the entrance door along a paved front garden with established privacy hedging, decorative slate and external lighting. A gated path leads to the rear garden which enjoys a good degree of privacy and includes a paved path, lawned area, cold water tap, decorative slate, part timber fencing and established hedging.

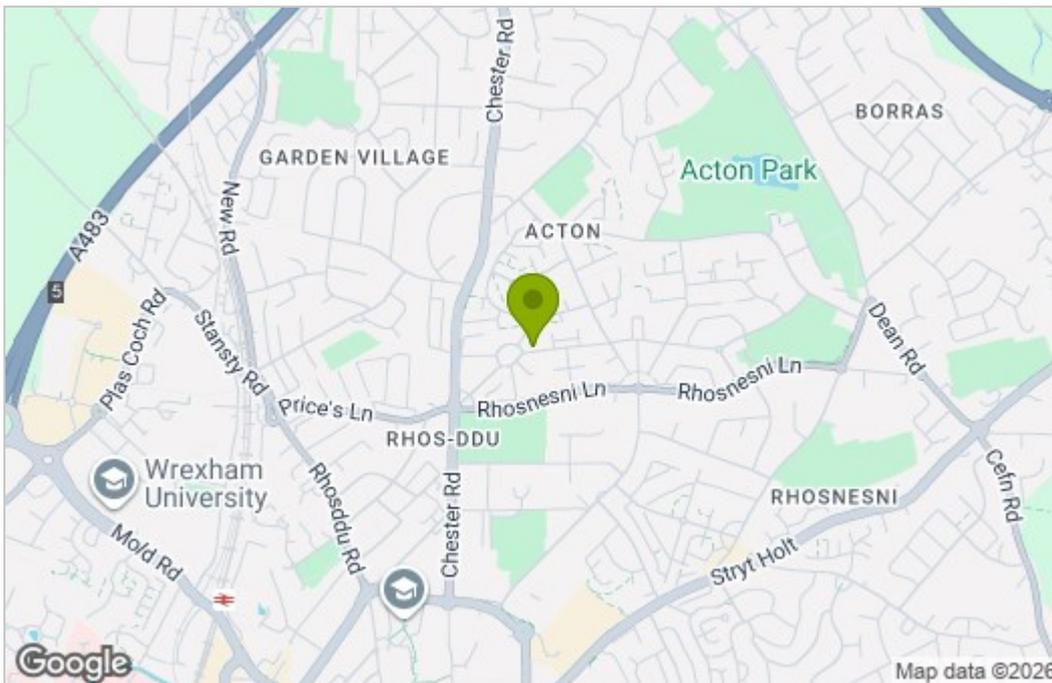
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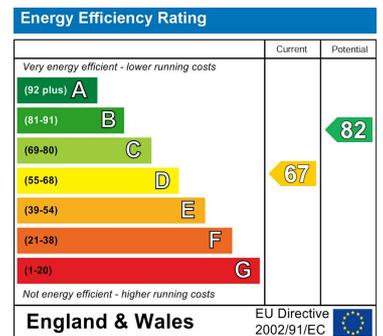




### Area Map



### Energy Efficiency Graph



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