



1 Farm View, Cross Lanes, Wrexham, LL13 0UZ

Price £450,000

An impressive 4 double bedroom detached family home situated on a good size corner plot overlooking the green within this popular residential development in the hamlet of Cross Lanes. A range of amenities, schools, road links and picturesque countryside walks are within easy reach to include a bus service to Penley Secondary School. Providing over 2300 sqft of living accommodation, this spacious home has been upgraded by the current owners to include energy efficiency solar panels with battery storage, 'Clearview' log burner, oak staircase and a stunning fitted kitchen/breakfast/dining room with central island, granite work surface areas and bi fold doors opening to the private rear garden. The accommodation briefly comprises a useful enclosed porch, welcoming hall with cloaks/w.c. off, spacious lounge with stone fire surround, sitting room or playroom, conservatory, stylish fitted kitchen/breakfast/dining room with quality integrated appliances providing an excellent practical and sociable entertaining space and a utility. The 1st floor landing connects the 4 double bedrooms and family bathroom. The large principal bedroom includes fitted wardrobes and an en-suite shower room. To the outside, the 2 driveways provide plenty of parking to the front and behind double privacy gates to the side (ideal for a motorhome), double garage, lawned garden to front. The private and sunny aspect rear garden is a particular feature offering excellent outdoor entertaining space for children and adults including lawn, patio area, log store, shed and established flower beds. Energy Rating - B (88)

LOCATION

Cross Lanes is a semi rural hamlet approximately 4 miles to the centre of Wrexham, between Marchwiel and Bangor on Dee that enjoys picturesque countryside walks together with good road links via the A525 which give access to the Wrexham Industrial Estate and major commercial and industrial centres of the region. Cross Lanes has a well stocked convenience store with a wider variety of shops, village pubs and social amenities available in the popular riverside Village of Bangor on Dee. The property is within the catchment area for the renowned primary and secondary schools of Bangor on Dee and Penley.

DIRECTIONS

Proceed along the A525 through Marchwiel in the direction of Whitchurch for approximately 4 miles, at the roundabout take the second exit and continue to the traffic lights. Turn left past the Convenience Store, then second left into the development. Proceed right into Farm View immediately after the area of open space and the property will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

ENCLOSED PORCH

With upvc double glazed windows, tiled flooring and useful space for coat and shoe storage. Part glazed door opening to:

WELCOMING HALLWAY

Featuring oak wood flooring complimented by 'Neville Johnson' oak staircase with useful storage area below, oak skirting boards and door frames, coving to ceiling and radiator.

CLOAKS/W.C

Appointed with a modern two piece suite of close coupled w.c with dual flush, pedestal wash basin with mixer tap, part tiled walls, chrome heated towel rail, upvc double glazed window and tiled flooring.

LOUNGE 18'0" x 13'1" (5.5m x 4m)

A good sized reception room with part glazed oak door from the hallway, upvc double glazed bow window providing a pleasant aspect overlooking the front garden towards the green, 'Clearview' log burner with back boiler with provision to heat the hot water and central heating, French Limestone fire surround, slate hearth, coving to ceiling, two radiators and part glazed oak doors opening to:

SITTING ROOM/PLAYROOM 11'5" x 11'5" (3.5m x 3.5m)

A versatile room having coving to ceiling, radiator and connecting door to hallway.

CONSERVATORY 21'11" x 9'10" max (6.7m x 3m max)

Sliding double glazed patio doors from both the lounge and sitting room/playroom, lovely aspect overlooking the rear garden through double glazed windows on brick plinth, French doors opening to the rear garden and tiled flooring.

KITCHEN/DINING/BREAKFAST ROOM 18'8" x 17'0" (5.7m x 5.2m)

A superb practical and sociable entertaining space upgraded in recent years with a stylish gloss fronted range of base and wall cupboards complimented by granite work surface areas incorporating a central island with seating area, Bosch induction hob with cutlery and pan drawers below and further storage cupboard, integrated Bosch microwave oven, twin Bosch oven/grills, integrated Bosch dishwasher, integrated fridge and freezer, wine rack, inset ceiling spotlights, 1 1/2 bowl inset sink unit with upvc double glazed window above and ingrained drainer to side, upvc bi-fold doors leading to rear garden, two modern radiators, display shelving, under unit lighting, inset ceiling spotlights, tiled flooring and oak veneer door opening to:

UTILITY

Matching range of base and wall units, stainless steel single drainer sink unit with mixer tap, tiled flooring, modern radiator, coat hanging space and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the oak staircase from the hallway to:

LANDING

With gallery over stairwell, upvc double glazed window, coving to ceiling, radiator, oak veneer internal doors and airing cupboard housing the hot water cylinder and central heating controls.

BEDROOM ONE 20'11" x 11'9" (6.4m x 3.6m)

A spacious principal bedroom having two upvc double glazed windows overlooking the rear garden with tree lined views, two radiators, good range of fitted wardrobes and oak veneer door opening to:

EN-SUITE 8'2" x 6'6" (2.5m x 2m)

Appointed with an oversized shower cubicle with mains thermostatic shower and Drench style shower head, low flush w.c, pedestal wash basin, chrome heated towel rail, fully tiled walls, tiled flooring, upvc double glazed window, extractor fan and inset ceiling spotlights.

BEDROOM TWO 14'9" x 11'9" max (4.5m x 3.6m max)

Upvc double glazed window to rear and radiator.

BEDROOM THREE 15'1" x 9'10" (4.6m x 3m)

Upvc double glazed window to front, radiator and six door fitted wardrobes.

BEDROOM FOUR 11'1" x 8'6" (3.4m x 2.6m)

Upvc double glazed window overlooking the green and radiator.

FAMILY BATHROOM 9'2" x 8'6" (2.8m x 2.6m)

Appointed with a low flush w.c, pedestal wash basin, double ended bath with central mixer tap and hand held shower take-off, radiator, upvc double glazed window, fully tiled walls, tiled flooring and inset ceiling spotlights.

OUTSIDE

A double width private driveway provides ample parking and guest parking and leads to:

DOUBLE GARAGE 18'8" x 17'8" (5.7m x 5.4m)

Two up and over doors, side personal door and integral door to hallway, base and wall cupboards, stainless steel single drainer sink unit, plumbing for washing machine, gas central heating boiler, lighting and power sockets.

GARDENS

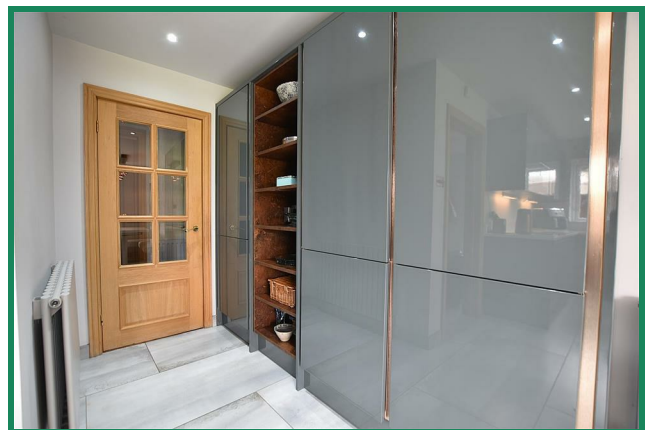
The front garden is mainly lawned and includes a variety of plants and shrubs. Double privacy gates to the side of the property open to additional parking, suitable for a variety of vehicles including motorhome, caravan, etc. A gated side path leads to the rear garden which provides a private and sunny aspect and includes a patio area for alfresco dining, lawn, raised vegetable plots, well stocked borders, side paved area including a garden shed and log store, cold water tap and two electrical sockets, all of which is enclosed to provide a safe family environment.

ADDITIONAL INFORMATION

The property has the benefit of 13 solar panels together with a battery storage pack which produces an income in the region of £600 - £800 per annum and reduces the annual electric cost significantly. The Clearview log burner also has a back boiler which enables it to heat the hot water and radiators if required.

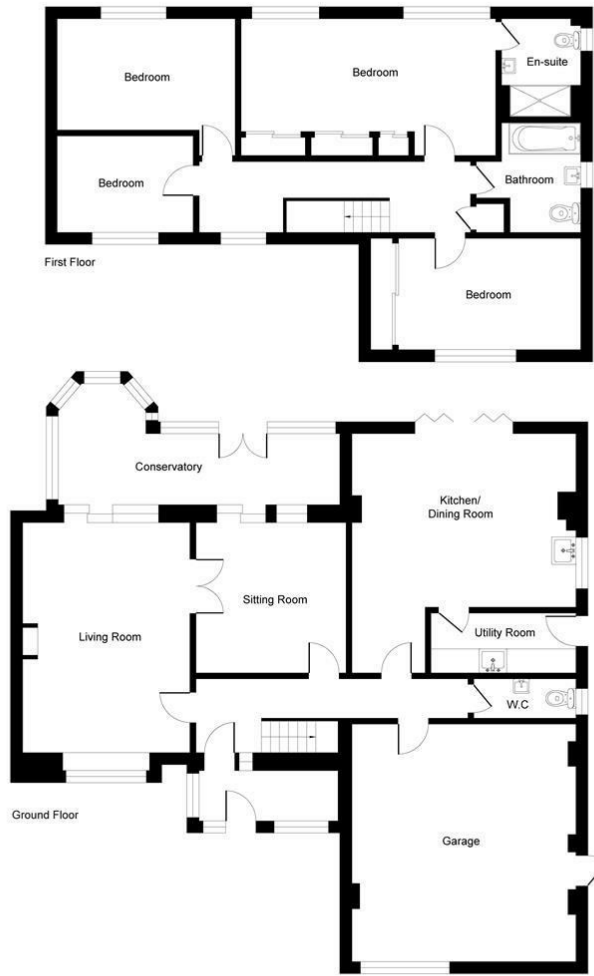
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Floor Plan

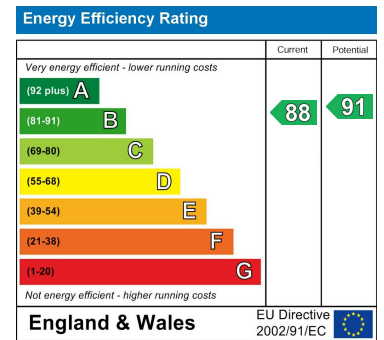


Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

Area Map



Energy Efficiency Graph



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