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# Wingetts

More than just estate agents

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**14 Dean Close, Wrexham, LL13 9EP**

**Price £290,000**

An extended 4 bedroom semi detached house with double tandem garage and private and sunny aspect garden providing excellent outdoor entertaining space that includes a timber built garden room, conveniently located on the outskirts of the city centre within walking distance of shops and schools. The accommodation briefly comprises a welcoming entrance hall with stairs to 1st floor landing, lounge, spacious family sized dining room adjoining the fitted kitchen and having access into the conservatory. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles and a bathroom with bath and separate shower enclosure. A staircase from the landing rises to the building regs approved 4th bedroom. Externally, a private drive provides ample parking and guest parking and leads to the garage which can accommodate 2 vehicles and a workshop. The rear garden is a particular feature with ornamental fish pond, covered timber decked patio, lawn, privacy hedging, and garden room with canopy providing space for hot tub. Energy Rating - D (68)

## LOCATION

Conveniently located approximately 1 mile from Wrexham city centre within a small development and enjoys good road links to the Wrexham industrial estate and A483 bypass that provides access to Shropshire, North Wales and the North West. There are a range of day to day shopping facilities and social amenities within walking distance together with a frequent bus service. There are both primary and secondary schools within the catchment together with the picturesque Acton Park which is centred around a fishing lake and is popular amongst walkers and dog owners.

## DIRECTIONS

From Wrexham city centre proceed along Holt Road for approx. 1 mile to the roundabout. Take the 1st exit into Dean Road and then 2nd right into Dean Close. Follow the road into the development and the property will be observed on the right within the cul de sac.

## ON THE GROUND FLOOR

Upvc part glazed entrance door with matching side window panels opening to:

### HALLWAY

Featuring a partial raised ceiling, wood flooring, staircase rising to first floor landing with storage cupboard below, radiator and internal door to:

### LOUNGE 16'4" x 12'1" (5m x 3.7m)

Upvc double glazed window to front, radiator, deep coving to ceiling, fire surround and connecting door to:

### DINING ROOM 18'4" x 9'6" (5.6m x 2.9m)

Oak flooring, double glazed window to rear, radiator and white woodgrain effect bi-fold doors opening to:

### CONSERVATORY 16'8" x 10'2" (5.1m x 3.1m)

Upvc double glazed French doors lead to the covered patio, oak flooring and upvc double glazed windows.

### KITCHEN 10'5" x 8'10" (3.2m x 2.7m)

Accessed from the dining room fitted with a range of base and wall cupboards with wood effect work surface areas incorporating a four ring gas hob with extractor hood above, Bosch oven/grill, black single drainer sink unit with matching mixer tap, upvc double glazed windows to side and rear, integrated dishwasher, plumbing for washing machine, housing for microwave, pelmet lighting, integrated fridge, integrated freezer, radiator, part tiled walls and upvc part glazed external door.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With upvc double glazed window and four panel doors off.

### BEDROOM ONE 13'1" x 10'2" (4m x 3.1m)

Fitted with a range of wardrobes, drawer units and dressing table, upvc double glazed window to front, radiator, raised electric socket and aerial socket for wall mounted t.v.

### BEDROOM TWO 13'1" max x 10'5" (4m max x 3.2m)

Upvc double glazed window to rear, radiator and coving to ceiling.

### BEDROOM THREE 9'6" x 7'6" (2.9m x 2.3m)

Upvc double glazed window to front, radiator and built-in storage cupboard.

### BATHROOM 9'6" x 7'6" (2.9m x 2.3m)

Appointed with a four piece bathroom suite of low flush w.c, pedestal wash basin, bath with mixer tap, shower enclosure with mains thermostatic shower and Drench style shower head, part tiled walls, double glazed window, Victorian style radiator with heated towel rail, coving to ceiling and extractor fan.

Stairs off the landing lead to:

### BEDROOM FOUR

Which has been created in accordance with building regulations with exposed timbers to ceiling, upvc double glazed window, radiator and eaves storage cupboard.

## OUTSIDE

The property is approached along a private driveway providing parking for three cars alongside a decorative slate garden area which can provide additional parking if required. The driveway continues to:

### GARAGE 27'6" x 12'9" max (8.4m x 3.9m max)

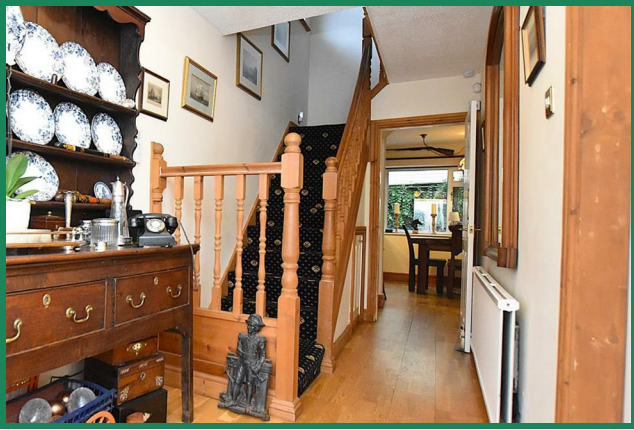
Hinged doors to front, lighting, power sockets, side door and window.

## GARDENS

A gated path leads to the rear garden which provides a sunny and private aspect including a covered timber decked patio area for outdoor entertaining, ornamental fish pond, lawned garden, summerhouse with covered patio having lighting and power sockets and ornamental lamppost.

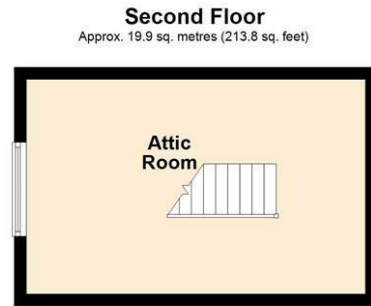
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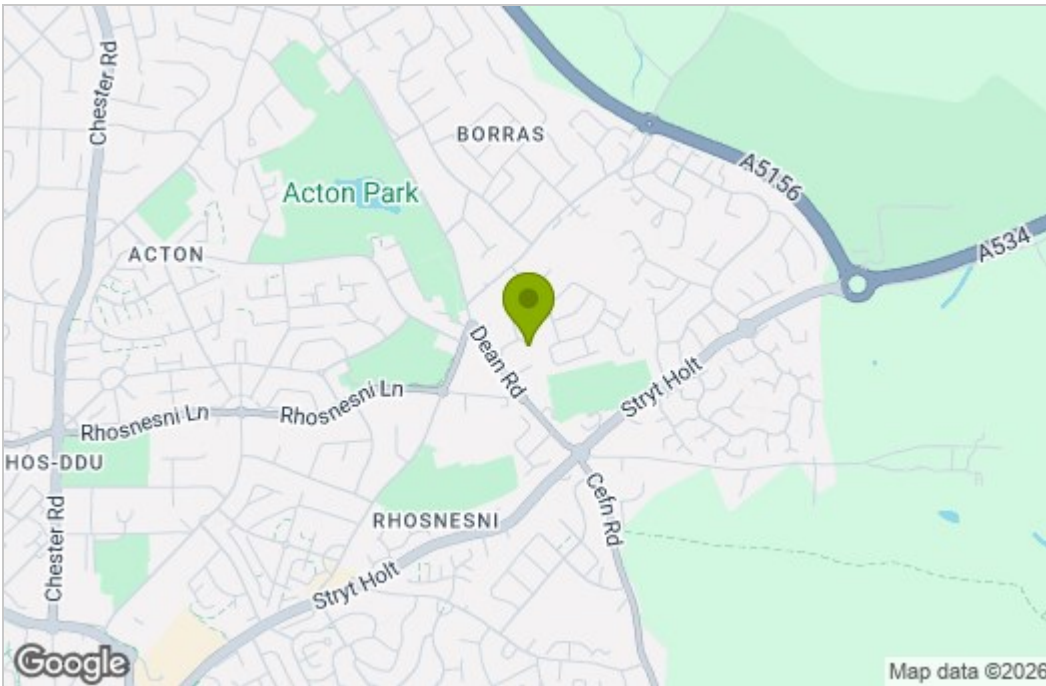




# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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