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Larkfield Lodge, Ridley Wood, Wrexham, LL13 9US

Price £425,000

An individually built and spacious 3 double bedroom, 2 bathroom, detached bungalow set within large gardens extending to approximately 0.6 acre including an enclosed paddock (approx. 0.3 acres) and double garage, adjoining picturesque countryside and yet within easy reach of Wrexham and all its amenities, Industrial Estate, primary and secondary schools and villages of Holt and Bangor On Dee. The accommodation briefly comprises an open fronted porch, spacious entrance hall, light and airy lounge with a dual aspect and fireplace, family sized dining room, fitted kitchen breakfast room, utility with cloaks/w.c. off, 3 double bedrooms with bedroom 1 having an en-suite shower room and Bedroom 2 having a 'Jack and Jill' en suite bathroom. Oil fired central heating and Upvc double glazing. Larkfield Lodge is set behind a privacy brick built front boundary wall, with a central shaped drive providing plenty of parking and a turning area and leads to the double garage with the convenience of an electric door. The gardens extend to the front, side and rear and are a blend of lawn and patio for outdoor entertaining to suit both children and adults enjoying the pleasant countryside aspect. To the side of the property is the enclosed paddock with gated access. NO CHAIN. Energy Rating - D (61)

LOCATION
Larkfield Lodge is located within the picturesque semi rural hamlet of Ridley Wood which enjoys good access roads to both Wrexham and Chester and is therefore ideal for those seeking a rural location yet having the benefit of good road links to the major commercial and industrial centres of the region. Designed to provide countryside views from the majority of rooms the area is popular amongst dog owners and walkers due to the lovely scenic location. There is a local Primary School together with highly regarded secondary schools in the catchment. The popular villages of Holt and Farndon with their excellent amenities and convenient shopping facilities are just a short drive.

DIRECTIONS
From Wingetts Office proceed left along Holt Street into Holt Road and continue for approx. 3 miles passing the entrance to the Wrexham Industrial Estate on the right and the first turning into Holt. Take the next right and continue along the B5130 for approximately 3 miles and the property will be observed on the left.

ACCOMMODATION
Open fronted entrance porch with part glazed hardwood door opening to:

HALLWAY 14'9" x 7'6" (4.5m x 2.3m)
A spacious entrance hall with 2 radiators, deep coving to ceiling, ceiling hatch to roof space and coats hanging area.

LOUNGE 17'8 x 13'9 (5.38m x 4.19m)
A light and airy Upvc double glazed windows to front and side, 2 radiators, wall light points, fireplace and coving to ceiling.

DINING ROOM 12'8 x 11'1 (3.86m x 3.38m)
Upvc double glazed window, serving hatch to kitchen, 2 connecting doors, radiator and deep coving.

KITCHEN/BREAKFAST ROOM 14'7 x 11'3 (4.45m x 3.43m)
Fitted with a range of base and wall units with work surface areas incorporating a stainless steel twin drainer sink unit, double oven/grill, breakfast bar, integrated fridge, integrated freezer, tiled floor, part tiled walls, 2 Upvc double glazed windows, ceiling spotlights, radiator and connecting door to:

SIDE HALL
Part glazed external door, radiator and door to:

UTILITY 15'4 x 5'8 (4.67m x 1.73m)
Tiled floor, tiled walls, plumbing for washing machine, radiator, Upvc double glazed window.

CLOAKROOM/W.C
Appointed with a w.c., wash basin, fully tiled walls, Upvc double glazed window, tiled floor and radiator.

BEDROOM ONE 14'7 x 11'4 (4.45m x 3.45m)
Radiator and upvc double glazed window to rear.

EN-SUITE
Appointed with a suite of wash basin, w.c., shower enclosure, fully tiled walls, Upvc double glazed window and radiator.

BEDROOM TWO 14'8 x 11'4 (4.47m x 3.45m)
Upvc double glazed window to rear, radiator and connecting door to:

JACK AND JILL FAMILY BATHROOM 10'3 x 7'8 (3.12m x 2.34m)
Appointed with a 4 piece suite of bath, shower enclosure, low flush w.c, pedestal wash basin, fully tiled walls, Upvc double glazed window and airing cupboard housing the hot water cylinder.

BEDROOM THREE 11'4 x 9'9 (3.45m x 2.97m)
Upvc sliding patio doors opening to the rear garden, deep coving and radiator.

OUTSIDE
The property is approached across a cattle grid with brick built boundary walls to either side and a brick paved private driveway providing ample parking, guest parking and turning area that leads to:

GARAGE 21'7 x 16'9 (6.58m x 5.11m)
Having electric operated metal up and over door, oil fired central heating boiler, oil tank, side window, lighting and power and connecting door into the property.

GARDENS
The gardens extend to the front side and rear and are mainly lawned but also include paved patio areas from where to enjoy the countryside setting. The enclosed paddock is approximately 0.3 acres. Brand new septic tank.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).





























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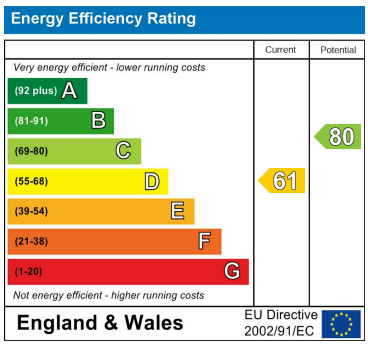
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Floor Plan

Area Map



Energy Efficiency Graph



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