



32 Sandringham Road, Garden Village, Wrexham, LL11 2RE

Price £500,000

A fabulous 4/5 bedroom detached family home set within approximately 0.25 acre having been refurbished and extended in recent years to provide impressive living accommodation blending traditional features with modern yet practical open plan living in part. Located within the sought after area known as Garden Village with its range of amenities, schools, road links to Chester and Wrexham and bus service all within close proximity. The versatile accommodation briefly comprises an open fronted porch, welcoming hall with oak veneer doors, useful store cupboard and cloaks/w.c., bay window fronted living room fitted with plantation shutters, stunning open plan 'heart of the home' kitchen dining living room providing spacious sociable spaces for entertaining family, friends and children with bi fold doors leading to the rear garden and a well appointed kitchen area with central island. Utility, playroom/games room and a ground floor bedroom or home office. The 1st floor landing connects the 4 bedroom, 3 of which are doubles and a beautifully appointed family bathroom with freestanding bath and walk in shower. The principal bedroom includes a dressing room and en-suite shower room. To the outside, a gravelled drive provides parking and guest parking behind well stocked borders. The large mainly lawned rear garden provides a safe and secure environment for both children and animals and includes a summerhouse/garden room. Energy Rating - D (66)

LOCATION

Sandringham Road is located within the highly sought after area of Garden Village. There is a regular public transport service that operates into Wrexham and Chester within walking distance together with a range of convenient shopping facilities and social amenities. There are good road links to the A483 bypass that connects Wrexham to Chester and Shropshire and therefore allows for daily commuting to the major commercial and industrial centres of the region. The picturesque Acton Park, centred around a fishing lake is only a short distance away and is popular amongst walkers and dog owners. There are both primary and secondary schools within the catchment area which includes Wats Dyke primary school.

DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road continuing through the traffic lights and across the roundabout, take the left hand turning into Sandway Road and then third right into Sandringham Road and number 32 will be observed on the right.

ON THE GROUND FLOOR

An arched open fronted entrance porch with quarry tiled flooring, chrome up and composite entrance door with long chrome handles opens into the:

WELCOMING HALLWAY

Featuring herringbone patterned wood effect flooring, oak veneer internal doors, spindled staircase rising to first floor landing, radiator, coved ceiling and useful cloaks cupboard.

GROUND FLOOR W.C

Appointed with a modern two piece white suite of close coupled w.c with dual flush, wash basin with mixer tap and wood effect flooring.

LOUNGE 12'5" x 11'1" (3.8 x 3.4)

A lovely reception room featuring a upvc double glazed walk-in bay window with plantation shutters, former chimney breast incorporating a recess for wall mounted television with granite hearth below, coving to ceiling, radiator, wood effect flooring and Oak veneer door that leads into the playroom/games room.

SITTING ROOM/PLAYROOM 13'8" x 8'5" (4.17 x 2.57)

Upvc double glazed window to front, radiator, inset ceiling spotlights, wood effect flooring and an oak veneer door which opens into the utility room.

KITCHEN DINING LIVING ROOM 31'5" x 14'9" (9.6 x 4.5)

This impressive light and bright, sociable and practical living space is the heart of the home with a lovely aspect overlooking the rear garden.

KITCHEN AREA

Appointed with a stylish 2 tone range of base and wall cupboards complimented by granite work surface areas that extend to a central island incorporating plenty of storage cupboards below, breakfast bar and 3 ceiling hanging lights above. Stainless steel range style cooker within former chimney breast with extractor above, inset sink unit with macerator and hot tap, aluminium black bi fold window above with views of the garden, excellent double door floor to ceiling pantry style cupboard with shelving for a microwave, air fryer etc integrated dishwasher, housing for American style fridge freezer, acoustic wall panels, exposed painted steel lintel and inset ceiling spotlights.

DINING AREA

Featuring wide bi fold black aluminium doors opening into the rear garden providing a seamless connection to the outdoors, 2 radiators, wood effect flooring and an open aspect to the living space.

LIVING SPACE

A relaxing space with black aluminium picture window overlooking the rear garden and radiator.

UTILITY ROOM 8'8" x 6'8" (2.64 x 2.03)

Fitted base and wall cupboards with work surface areas, circular sink with mixer tap, plumbing for washing machine, space for tumble dryer, concealed gas combination boiler, upvc double glazed window, pvc part glazed external door, radiator, part tiled walls and ceiling hatch to roof space.

BEDROOM FIVE 10'5" x 7'10" (3.2 x 2.4)

A versatile room currently used as a bedroom but could easily be used as a home office having Upvc double glazed window to front, radiator and understairs store cupboard.

ON THE FIRST FLOOR

Approached via the staircase from the hallway with light tube to ceiling, Oak veneer doors off to all rooms and 2 door storage cupboard with hanging rail and shelving.

BEDROOM ONE 21'7" max x 10'5" (6.6 max x 3.2)

An impressive principal bedroom with Upvc double glazed window to front, 2 velux roof light windows and radiator, dressing area with 4 door wardrobes, Upvc double glazed window to rear and Oak venner pocket door leading to the en-suite.

EN-SUITE

Appointed to an excellent standard with double width walk in shower with black mains thermostatic shower and matching rainforest style shower head, splash screen, washbowl with storage drawer below and large mirror above, w.c. with in wall flush, marble effect wall panels, tiled floor, black heated towel rail, Upvc double glazed window and extractor.

BEDROOM TWO 11'1" x 12'9" (3.4 x 3.9)

Featuring a Upvc double glazed walk in bay window and radiator.

BEDROOM THREE 12'8" x 10'7" (3.86 x 3.23)

A good sized double bedroom with upvc double glazed window overlooking the rear garden and radiator.

BEDROOM FOUR 8'2" Into Wardrobes x 7'6" (2.49 Into Wardrobes x 2.29)

Currently utilised as a dressing room with fitted wardrobes which could be removed if required, upvc double glazed window and radiator.

BATHROOM 9'4" x 8'6" (2.84 x 2.59)

Beautifully appointed to a high specification featuring a double ended bath with free standing chrome mixer tap and hand held shower take-off, walk-in shower with splash screen and rainforest style shower head, wash bowl with mixer tap on vanity unit, two close coupled w.c, fully tiled walls, tiled flooring, heated towel rail, upvc double glazed window, extractor and inset ceiling spotlights.

OUTSIDE

The property sits in a plot circa 0.25 acres and is approached along a gravelled driveway which provides parking and guest parking and leads to the entrance. Well stocked flowerbeds and garden gates either side of the property open into the large rear garden which provides an excellent outdoor entertaining area for both children and adults which includes a fabulous

GARDEN ROOM/SUMMERHOUSE 6m x 3.8m

Having Upvc double glazed windows and french doors, lighting and power sockets. The large garden is mainly lawned and bordered by a variety of shrubs and trees together with timber fencing providing a safe and secure environment.

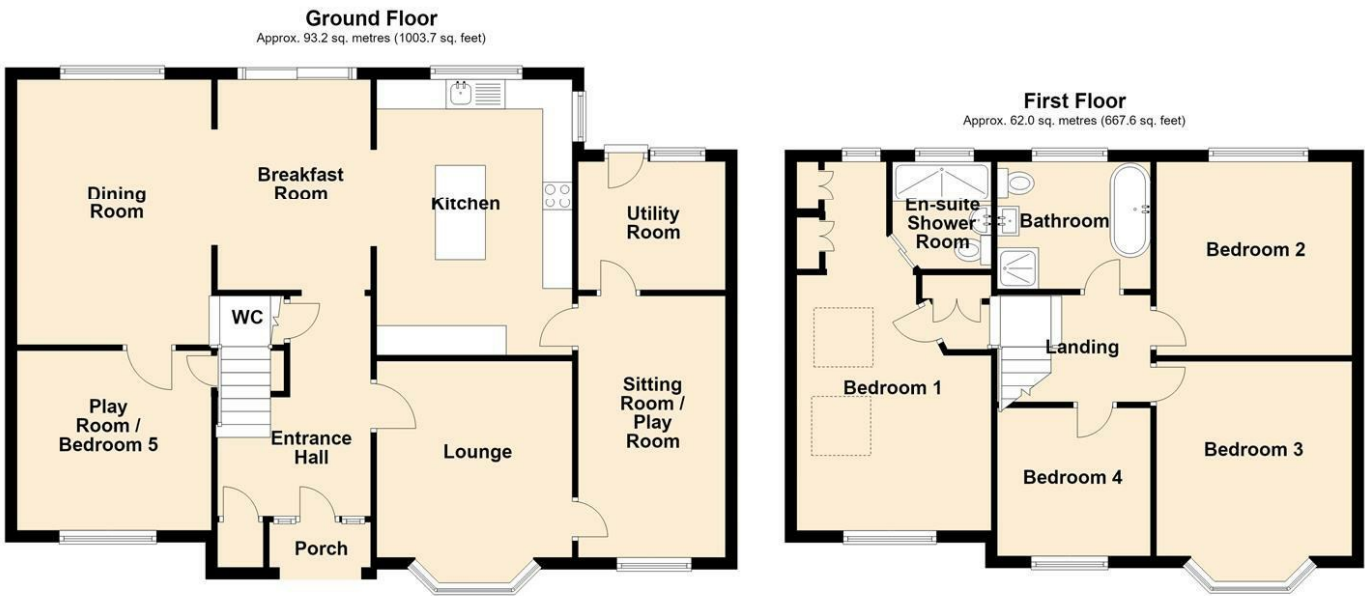
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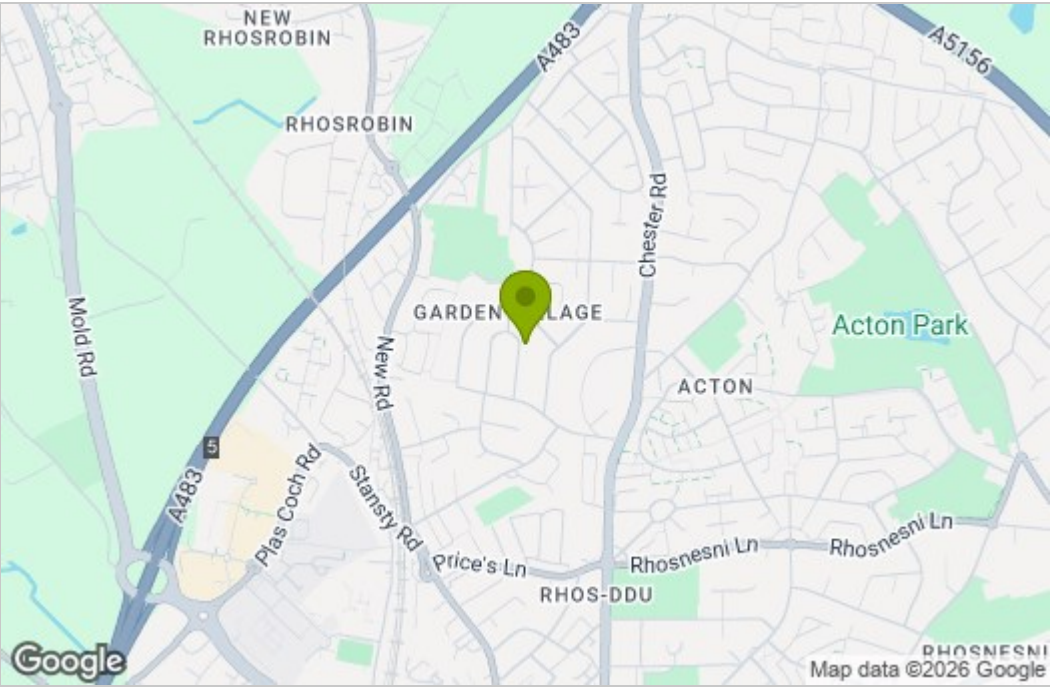




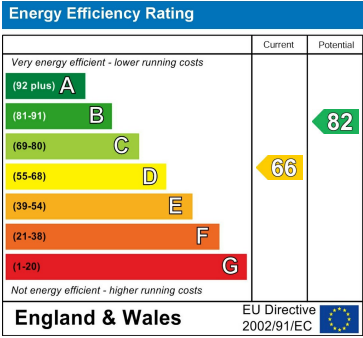
Floor Plan



Area Map



Energy Efficiency Graph



Wingetts

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