REID & ROBERTS

INDEPENDENT ESTATE AGENTS

Nutwood Fellows Lane

Caergwrle, Wrexham, LL12 9AU

Offers In The Region Of £310,000

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Property Descriptions

Reid & Roberts Estate and Letting Agents are delighted to present to the market this exceptional four-bedroom detached family home, ideally positioned in the heart of the highly regarded village of Caergwrle and offered for sale with the significant advantage of no onward chain.

Occupying a desirable position just off Hawarden Road, this impressive home offers an excellent combination of generous living accommodation, versatility and convenience. Perfectly suited to modern family life, the property is within walking distance of local schools, the doctor's surgery and everyday village amenities, whilst also being well placed for transport links to surrounding towns and employment centres.

Internally, the property offers an impressive amount of space, with three separate reception rooms providing fantastic flexibility for growing families. Whether used as formal and informal living areas, a dedicated dining room, home office, playroom or snug, the accommodation can easily adapt to suit a variety of lifestyles. At the heart of the home is the modern kitchen breakfast room, complemented by a separate utility room and convenient downstairs WC.

To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom with its own contemporary en-suite shower room, together with a stylish family bathroom.

Externally, the property continues to impress with a private driveway providing off-road parking and access to a detached garage with power, offering excellent storage, workshop potential or secure parking. To the rear is an enclosed, low-maintenance garden featuring a paved patio seating area ideal for outdoor dining and entertaining, alongside a raised decorative pebbled planting area.

Offering substantial and versatile accommodation in a sought-after village setting, this is a fantastic opportunity for families looking for a spacious home ready to make their own, and early viewing is highly recommended.

Accommodation Comprises

Steps rise to the Front Entrance

Entrance Hallway

Accessed via an attractive wooden front door, the welcoming entrance hallway provides access to the main ground floor accommodation. The hallway benefits from wood-effect laminate flooring, a double panel radiator, wall-mounted alarm system, ceiling light point and useful under-stairs storage.

Second Reception Room

A versatile second reception room, ideal for formal dining, entertaining or family use. This room benefits from a continuation of wood-effect laminate flooring, UPVC patio doors providing direct access to the rear garden, coving to the ceiling, central ceiling light point, multiple power points and a double panel radiator.

Lounge

A beautifully proportioned main reception room offering a fantastic space for family relaxation and entertaining. The lounge features wood-effect laminate flooring flowing from the entrance hall, a UPVC double glazed window overlooking the rear garden with side opener, UPVC patio doors opening directly onto the rear yard, coving to the ceiling, central ceiling light point, television point, multiple power points and a double panel radiator.

Office

Offering excellent flexibility, this additional reception room would make the perfect home office, children's playroom, snug or additional living space. The room benefits from dual-aspect UPVC double glazed windows to the front and side elevations, fitted Venetian blinds, ceiling light point, power points and a single panel radiator.

Kitchen

The heart of the home, this stunning modern kitchen breakfast room is fitted with a contemporary range of soft-close wall, drawer and base units, complemented by granite-effect work surfaces and matching splashbacks.

The kitchen features an integrated Zanussi eye-level electric oven, four-ring electric hob with stainless steel splashback and matching extractor hood over, integrated dishwasher, integrated fridge freezer and a stainless steel one-and-a-half bowl sink with mixer tap and matching drainer.

A breakfast bar provides the perfect space for casual dining, whilst additional features include USB power sockets, recessed spotlights, wood-effect laminate flooring, double panel radiator and UPVC double glazed windows to both the front and side elevations.

Utility Room

A practical and well-designed utility room accessed via a UPVC door with frosted inset glazing leading from the driveway. The utility room offers a wall-mounted storage cupboard, worktop surface with tiled splashback, plumbing and space beneath for appliances including washing machine and tumble dryer, providing excellent additional storage and practicality. Further benefits include a single panel radiator, extractor fan and ceiling light point.

Downstairs WC

The convenient ground floor WC comprises a low flush WC and wash hand basin with mixer tap over and tiled splashback. The room is finished with tiled flooring, single panel radiator, central ceiling light point and a frosted UPVC double glazed window to the side elevation with top opener.

First Floor Accommodation Comprises

Landing

The first-floor landing provides access to all bedrooms and the family bathroom. Features include a UPVC double glazed window to the front elevation with side opener, single panel radiator, loft access, smoke alarm and ceiling light point.

Principle Bedroom

A spacious principal bedroom benefiting from attractive wood-effect panel flooring and a beautiful bow-style window to the front elevation with side-opening sections and an extremely deep windowsill. The room features fitted roller blind, recessed spotlights, multiple power points and provides access to the en-suite shower room.

En-Suite Shower Room

A modern wet-room style en-suite, fully tiled and fitted with a low flush WC, wash hand basin with mixer tap over and a large walk-in shower area.

The shower features both a waterfall shower head and handheld shower attachment, alongside recessed spotlights, tiled flooring, chrome heated towel rail and a frosted V-shaped UPVC double glazed window to the side elevation with side opener.

Bedroom Two

A generously sized bedroom featuring a UPVC double glazed window to the side elevation with side opener, single panel radiator, central ceiling light point and power points.

Bedroom Three

A further well-proportioned bedroom featuring a UPVC double glazed window to the rear elevation with side opener, single panel radiator, central ceiling light point and power points.

Bedroom Four

A spacious fourth bedroom featuring a UPVC double glazed window to the front elevation with side opener, single panel radiator positioned beneath the window, central ceiling light point and power points.

Shower Room

A modern family bathroom fitted with wood-effect laminate flooring and comprising a wash hand basin set within a vanity unit with drawers, mixer tap and tiled splashback, low flush WC and corner shower enclosure with sliding glazed doors. The shower benefits from both waterfall and handheld shower attachments. Further features include a radiator, central ceiling light point and frosted UPVC double glazed window to the rear elevation.

Detached Garage & Driveway

Externally, the property benefits from a driveway providing off-road parking and access to the detached garage, which benefits from power and provides excellent additional storage, workshop space or secure parking.

Tel: 01352 700070

Rear Garden
The enclosed rear garden offers a low-maintenance outdoor space with paved patio seating area, perfect for outdoor dining and entertaining. A raised planting area finished with decorative pebbles provides an attractive feature whilst remaining easy to maintain.

EPC Rating - C

Council Tax Band - F

Tenure Information
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

Would you like to arrange a viewing?
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Do You Have A Property To Sell?
Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer
Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours
MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Road Map

Hybrid Map

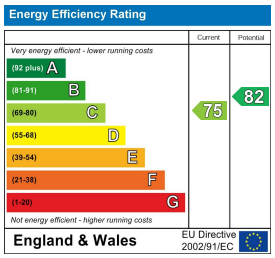
Terrain Map

Floor Plan

Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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