



## The Beeches

Hope, Wrexham LL12 9NX

£335,000

**\* CUL-DE-SAC LOCATION \* THREE RECEPTION ROOMS \* FIVE BEDROOMS.** A well presented and much improved five bedroom detached house forming part of a modern development in the popular village of Hope and within the catchment area for Castell Alyn School. The accommodation briefly comprises: reception hall, cloakroom/WC, large living room with patio doors to outside and focal fireplace, dining room, fitted kitchen, large UPVC double glazed conservatory, utility room, large landing area with built-in airing cupboard, principal bedroom with en-suite shower room, four further bedrooms and family bathroom. The property benefits from UPVC double glazed windows throughout and has gas fired central heating (new boiler installed 2017). (Continued...)

(.....Continued) Externally there is a small lawned section at the front and a tarmac driveway leading to a double garage with twin 'up and over' doors. To the rear the garden has been attractively landscaped and laid to lawn with an extensive flagged patio area and well stocked borders. The garden enjoys a good degree of privacy and a sunny aspect. If you are looking for a modern house in a popular village location then we would strongly urge you to view.

#### LOCATION

The village of Hope lies in a convenient position for access to Chester, Wrexham, Mold and the A55 at Dobshill enabling ease of access throughout the region. Alternatively there are good railway links to Wrexham, Wirral/Liverpool. There are facilities catering for most daily requirements within the village including a newly opened health centre, parish church, post office/general store, leisure centre, restaurants, library and public house. There are also well regarded Primary and Secondary Schooling within the village. The detailed accommodation comprises:

#### RECEPTION HALL

Composite double glazed entrance door with UPVC double glazed windows at each side, coved ceiling, ceiling light point, single, radiator, thermostatic heating controls, telephone point and spindled staircase to the first floor with built-in under stairs storage cupboard. Glazed doors to the Living Room, Dining Room, Kitchen and door to Cloakroom/WC.



#### CLOAKROOM/WC

1.98m x 0.84m (6'6" x 2'9")

Well appointed modern white suite with chrome style fittings comprising: low level dual-flush WC and wall mounted wash hand basin with mixer tap. Fully tiled walls, single radiator with thermostat, tiled floor, ceiling light point and UPVC double glazed window with obscured glass and deep tiled display window sill.



#### LIVING ROOM

5.21m x 3.43m (17'1" x 11'3")

Feature 'living flame' coal-effect gas fire with marble inset and hearth and painted fireplace surround, coved ceiling, two ceiling light points and three wall light points with dimmer switch controls, double radiator with thermostat, TV aerial point, full height UPVC double glazed window to side and UPVC double glazed sliding patio doors to an outside decked area at the rear. Opening to Dining Room.





glazed window and UPVC double glazed door to the Conservatory. Glazed door to the Utility Room.



#### DINING ROOM

3.45m x 2.87m (11'4" x 9'5")

UPVC double glazed window overlooking the rear garden, coved ceiling, ceiling light point with dimmer switch control and single radiator with thermostat. Part glazed bi-folding door to the Kitchen.



#### KITCHEN

3.66m x 2.72m (12' x 8'11")

Fitted with modern range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset one and half bowl Franke stainless steel sink unit and drainer with waste disposal unit and chrome mixer tap. Wall tiling to work surface areas with concealed under-cupboard lighting. Space for electric or gas cooker with Neff extractor, plumbing and space for dishwasher, space for fridge, recessed ceiling spotlights, laminated limestone effect tiled floor, internal UPVC double



#### UTILITY ROOM

1.96m x 1.55m (6'5" x 5'1")

Fitted worktop with plumbing and space for washing machine and space and vent for tumble dryer beneath, fitted wall cupboard, space for tall fridge freezer, wall mounted Ideal Logic Plus condensing gas fired central heating boiler, central heating and hot water controls, ceiling light point, laminated limestone effect tiled flooring and composite double glazed door to outside.

#### CONSERVATORY

3.96m x 2.74m (13' x 9')

UPVC double glazed conservatory set on a brick-built base with a pitched polycarbonate roof, feature painted brickwork, double radiator with thermostat, four double power points, Sky TV aerial connection and double opening French doors to the rear garden.



#### LANDING

3.12m x 2.72m overall (10'3" x 8'11" overall)

Spacious landing area with UPVC double glazed window overlooking the front, access to part-boarded loft space, coved ceiling, two ceiling light points, single radiator, spindled balustrade, smoke alarm and built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelf. Doors to the Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five and family Bathroom.



#### EN-SUITE SHOWER ROOM

1.83m x 1.73m (6' x 5'8")

Modern white suite with chrome style fittings comprising: tiled shower enclosure with Mira power shower; low level dual-flush WC; and wall mounted wash hand basin with mixer tap. Fully tiled walls, single electric radiator with thermostat, chrome ladder style towel radiator, ceiling light point, extractor, tiled floor and UPVC double glazed window with obscured glass.



#### PRINCIPAL BEDROOM

3.66m x 3.56m (12' x 11'8")

UPVC double glazed window overlooking the rear, ceiling light point with dimmer switch control, single radiator with thermostat and TV aerial connection. Door to En-Suite Shower Room.



#### BEDROOM TWO

3.48m x 2.67m (11'5" x 8'9")

UPVC double glazed window overlooking the rear, ceiling light point and single radiator with thermostat and TV aerial connection.



### BEDROOM THREE

5.36m narrowing to 3.38m x 2.51m (17'7" narrowing to 11'1" x 8'3")

Two UPVC double glazed windows overlooking the front, UPVC double glazed port-hole window to side, double radiator with thermostat, TV aerial point, large walk-in storage cupboard and open shelved cupboard.



### BEDROOM FIVE

2.72m x 2.16m (8'11" x 7'1")

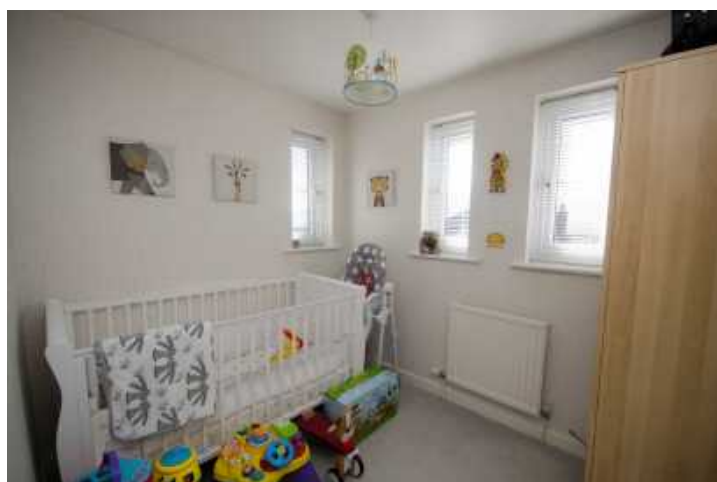
Three UPVC double glazed windows, ceiling light point, TV aerial connection and single radiator with thermostat.



### BEDROOM FOUR

2.97m x 2.67m (9'9" x 8'9")

UPVC double glazed window overlooking the rear, ceiling light point, TV aerial connection and single radiator with thermostat.



### BATHROOM

2.18m x 1.83m (7'2" x 6')

Modern white suite with chrome style fittings comprising: shower bath with mixer tap, shower attachment, Triton electric shower over and curved glazed shower screen; low level dual-flush WC; and pedestal wash basin with mixer tap. Fully tiled walls, electric shaver point, ceiling light point, extractor, single radiator with thermostat, tiled floor and two UPVC double glazed windows with obscured glass.





## OUTSIDE

To the front of the property there is a small section of lawn and a tarmac driveway with parking for four cars leading to a double garage. Two outside lantern style lights to front and side. Outside water tap. Gated pathways at each side provides access to the rear garden. External gas and electricity meter cupboards to the side of the garage.

To the rear the garden has been attractively landscaped with a neatly laid lawn with well stocked flower and shrub borders, a decked seating area, gravelled area and extensive flagged patio. The garden enjoys a sunny aspect, a good level of privacy, and is enclosed by wooden fencing and hedging.



## REAR ELEVATION



### DOUBLE GARAGE

5.23m x 4.90m (17'2" x 16'1")

With twin up and over garage doors, light, power, electrical consumer board and two UPVC double glazed windows to the side.

### AGENT'S NOTES

- \* Please note all dimensions and floor plans are approximate and should be used for guidance only.
- \* Council Tax Band F - Flintshire County Council.
- \* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor
- \* Services - we understand that main gas, electricity, water and drainage are connected.
- \* The property is on a water meter.
- \* The property has cavity wall insulation and loft insulation.
- \* Gas fired central heating - the boiler was installed in 2017.

### DIRECTIONS

Proceed out of Chester over the Grosvenor Bridge to the Overleigh roundabout and take the third exit along Lache Lane. Continue into open countryside to the roundabout by Bodfari Foods and take the turning right towards Kinnerton, passing through Gorstella and Lower Kinnerton. Proceed through Higher Kinnerton, passing the Royal Oak Public House and the Village Store. Follow the road out of the village for approximately one and a half miles and at the T junction with the A550 turn left signposted Hope and Llay. After approximately 200 yards turn right into The Beeches. Then take the first turning right,

which is a continuation of The Beeches, and the property will be found at the head of the cul-de-sac on the left hand side.

### APPROXIMATE DISTANCES

Gresford - 4 miles, Higher Kinnerton - 3 miles, Hawarden - 6 miles, Mold - 6 miles, Wrexham - 6 miles, Chester - 10 miles, Liverpool - 25 miles, Liverpool Airport - 35 miles, Manchester Airport - 44 miles and Manchester - 51 miles. (Source - RAC Route Planner)

### VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

### PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

### LOCAL PROPERTY EXPERT



PS/CC



Total area: approx. 161.6 sq. metres (1739.6 sq. feet)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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