



40 Acton Gate, Wrexham, LL11 2PN

Offers Invited £450,000

A charming bay window fronted 4 bedroom detached family home set with a lovely sunny aspect garden within the established and prestigious Acton Gate residential area having the convenience of a range of amenities, schools, bus service and excellent road links nearby. The accommodation offers attractive features with spacious room sizes blending both practical and sociable living, ideal for families. Briefly comprising a canopy porch, welcoming hall with oak floor and staircase to 1st floor landing, bay window fronted living room, lounge with open aspect to the family sized dining room enjoying a pleasant aspect overlooking the rear garden through sliding patio doors. A connecting door leads to the fitted kitchen with utility off and cloaks/w.c. The 1st floor landing, with useful store cupboards, leads to the 3 well proportioned bedrooms, 2 of which having mirror fronted wardrobes, and a family bathroom. A second staircase rises to the 2nd floor and 4th bedroom with Velux window and store cupboards. To the outside, a gravelled in and out driveway provides parking and leads to the garage with electric door. Gated porcelain path leads to the sunny aspect rear garden which is a particular feature providing an excellent outdoor entertaining space for both children and adults to include a timber decked patio area for relaxing, good sized lawn, trees and flower beds. Energy Rating - D (62)

LOCATION

Located in one of Wrexham's most sought after residential areas within the prestigious Acton Gate having a good range of day to day shopping facilities and social amenities together with excellent road links to the A483 bypass which allows for daily commuting to the major commercial and industrial centres of the region. There is a frequent public transport service that operates nearby into Wrexham and Chester and there are both primary and secondary schools within the catchment. The picturesque Acton Park centred around its fishing lake is only a short distance away and is popular with walkers.

DIRECTIONS

From Wrexham city centre proceed along Chester Road in a northerly direction for approximately ¾ of a mile and take the left hand turning into Sandway Road and then first right into Acton Gate, continue until the property will be observed on the right hand side.

ON THE GROUND FLOOR

Canopy entrance porch with lantern style welcome light and part glazed hardwood entrance door opening to:

HALLWAY

Featuring oak flooring, part exposed beams to ceiling, upvc double glazed window to front, radiator, turned staircase rising to first floor landing, deep coving, internal door to garage and part glazed door to:

SITTING ROOM 11'5" x 10'2" (3.5m x 3.1m)

A light and airy reception room having upvc double glazed bay window to front with window seat, oak flooring and radiator.

LOUNGE 13'5" x 11'5" (4.1m x 3.5m)

Part glazed door from the hallway, continuation of the oak flooring, deep coving to ceiling, radiator and an open aspect to:

DINING ROOM 19'0" x 7'2" (5.8m x 2.2m)

Enjoying a lovely aspect overlooking the rear garden through upvc double glazed sliding patio doors, three upvc double glazed windows, oak flooring, two radiators, coving to ceiling and part glazed door opening to:

KITCHEN 15'1" x 6'10" (4.6m x 2.1m)

Appointed with a shaker style range of base and wall cupboards complimented by work surface areas incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, four ring electric hob with double oven/grill below and Neff stainless steel extractor hood above, wine rack, glass fronted display cabinets, radiator, part tiled walls and tiled flooring that continues into:

UTILITY 7'6" x 6'10" (2.3m x 2.1m)

Fitted with base and wall cupboards, work surface areas, plumbing for washing machine, space for dryer, space for fridge freezer, concealed Worcester gas combination boiler, upvc double glazed window, upvc part glazed external door and connecting door to:

CLOAKROOM/W.C

Appointed with a two piece modern suite of wash basin with mixer tap set within vanity unit, close coupled w.c with dual flush, part tiled walls, tiled flooring, upvc double glazed window and ceiling hatch to roof space.

ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

LANDING

With upvc double glazed window, coving to ceiling, two storage cupboards and staircase to second floor.

BEDROOM ONE 11'5" x 9'10" (3.5m x 3m)

Two upvc double glazed windows providing a pleasant aspect overlooking the rear garden, mirror fronted sliding door wardrobes and radiator.

BEDROOM TWO 10'2" x 9'2" (3.1m x 2.8m)

Mirror fronted sliding door wardrobes, radiator and upvc double glazed window to front.

BEDROOM THREE 8'6" x 6'10" (2.6m x 2.1m)

Upvc double glazed window to rear and radiator.

BATHROOM

Appointed with a white suite of low flush w.c, pedestal wash basin with mixer tap, Jacuzzi bath with mains thermostatic shower above and splash screen, fully tiled walls, tiled flooring, upvc double glazed window, inset ceiling spotlights, chrome heated towel rail and extractor fan.

ON THE SECOND FLOOR

Approached via the staircase from the landing with useful open fronted storage cupboards and upvc double glazed window.

BEDROOM FOUR 10'5" x 9'10" (3.2m x 3m)

Velux roof light window, radiator, useful storage cupboards and fitted drawer unit.

OUTSIDE

An in and out decorative gravelled driveway provides parking and guest parking and leads to:

GARAGE 22'11" x 8'10" (7m x 2.7m)

Having remote access up and over door, lighting, power sockets and rear personal door.

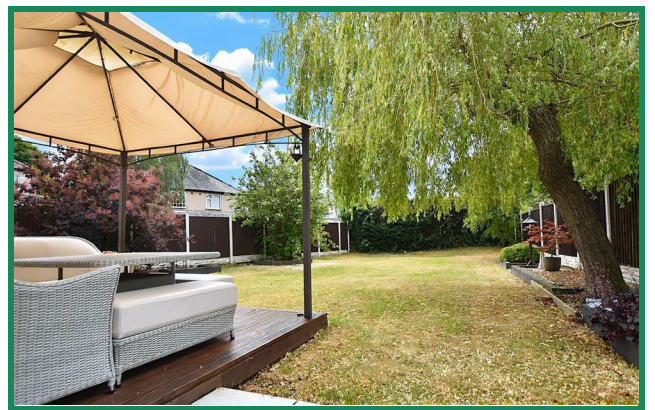
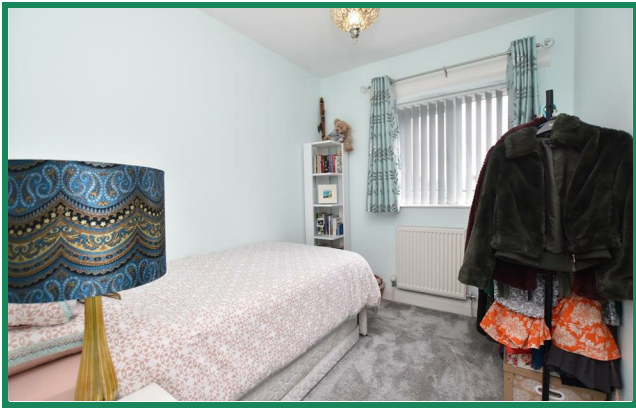
GARDENS

The front garden has a low level brick built boundary wall to front and privacy hedging to side. A gated side entrance leads to a useful Porcelain paved storage area which continues into the private and sunny aspect rear garden which is a particular feature of the property providing a lovely safe and secure entertaining area for both children and adults to include a timber decked patio with external electric socket, lawn for ball games, flowerbeds, variety of trees, timber fencing and hedging to boundaries and a further side Porcelain patio area with additional electric socket.

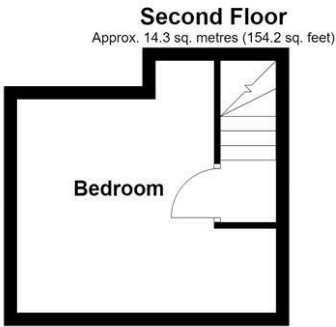
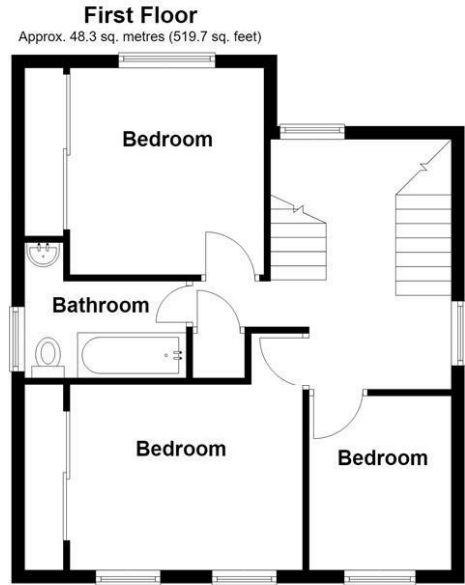
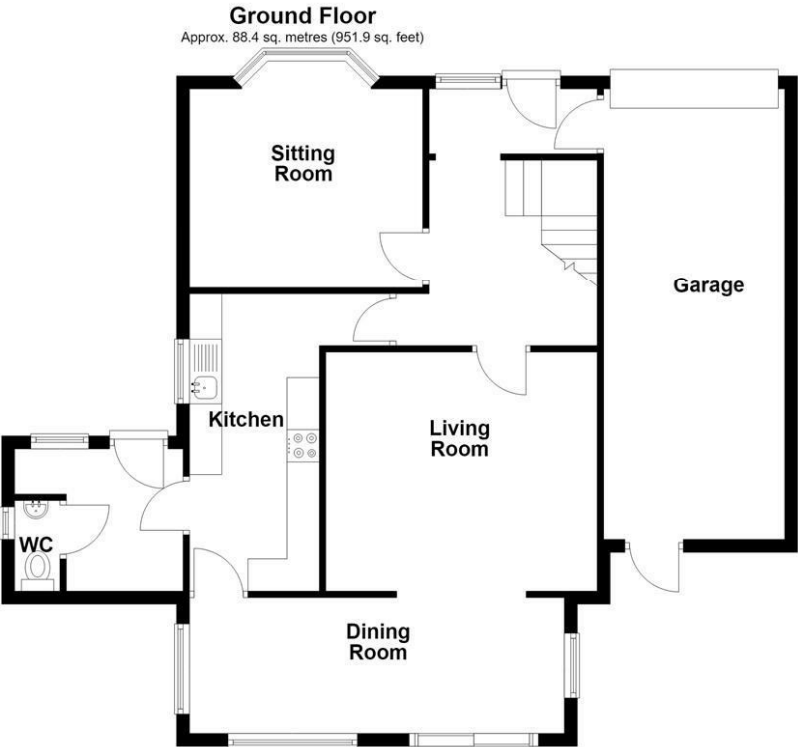
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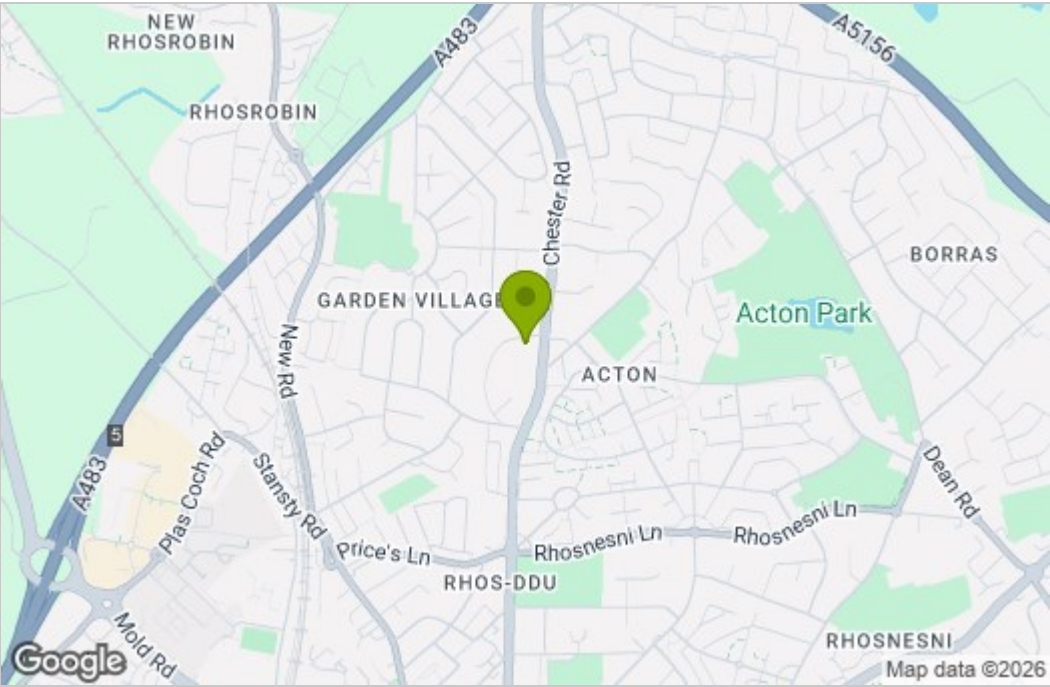




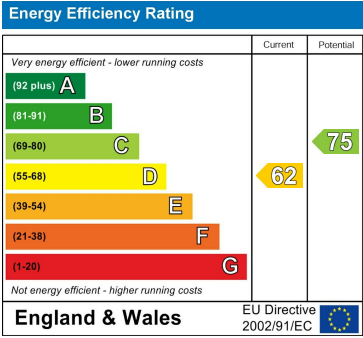
Floor Plan



Area Map



Energy Efficiency Graph



Wingetts
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