



Asking Price £645,000

 3 Bedrooms

 3 Bathrooms

Highlight, 13 Sunnyridge Avenue,  
Marford, Wrexham LL12 8TE

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## General Remarks

A wholly refurbished link-detached residential family bungalow situated within the most sought-after residential surroundings offering a truly unique, high specification living environment which has been most skilful in connecting the interior living accommodation of the property to its externally landscaped areas. The low maintenance outside space is excellent for entertaining and relaxing and features a separate annexe for guests or a family member. The main bungalow provides three bedroom and three bathroom accommodation with spacious and well fitted kitchen having generous island together with two characterful reception rooms. Parking to open car port. Parking for a motorhome/boat etc. Views to Cheshire Plain. Viewing highly recommended.

## Accommodation

**Entrance Porch:** 6' 8" x 2' 11" (2.02m x 0.89m)

Approached through a composite timber-effect door having twin opaque double glazed side reveals. Chrome ceiling spot-lights. Tiled floor. Inner part glazed oak-effect door with opaque side glazing to:



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Snug:** 16' 7" x 15' 4" (5.06m x 4.67m) Feature corner modern cast-iron gas-burning stove having "living log-effect" gas fire. Double glazed window. Full-width recessed and full-height illuminated bookshelves having concealed secret door to No. 3 Bedroom. Television aerial point. Wall-light points. Ceiling spot-lights. Television aerial point. Dimmer control lighting. Oak finished and part glazed door to:

**Central Hallway:** 11' 10" x 4' 2" (3.60m x 1.27m) Having recessed glazed shelving and central heating thermostat.

**Inner Hallway:** 10' 6" x 3' 4" (3.19m x 1.02m) Smoke alarm. Loft access-point.

**Lounge:** 19' 1" x 10' 11" (5.82m x 3.32m) Picture window having views towards the Cheshire Plain. Split-slate stonework to chimney breast including glazed enclosed two-sided "living log-effect" gas fire. Large feature radiator. Ceiling spot-lights. Built-in louvred-door storage cupboards having television housing above incorporating book-shelving. Loft access-point to "Loft Den".

**Dining Kitchen:** 23' 7" x 9' 5" (7.18m x 2.87m) Featuring full-width sliding opening bi-fold doors to landscaped gardens, which have matching levels to inside and outside. Feature central quartz-topped island unit incorporating large food preparation sink unit having "Grohe boil tap" attachment and incorporating base cupboard storage and drawers. Pantry and cooking zone to one side incorporating tall larder refrigerator and freezer together with fitted shelving and "Bosch" electric oven and grill and microwave with warming drawer below. Inset four-ring "Bosch" gas hob to island unit. Further free-standing dresser-style unit together with tipping bin store having fitted shelving above. Marble tiling to floor.

**Bedroom 1:** 21' 0" x 11' 9" (6.39m x 3.59m) Ceiling spot-lighting with dimmer control. Sliding double glazed bi-fold doors to landscaped rear garden. Fitted range of six-doored wardrobes containing hanging rails and fitted

shelving. Feature upright radiator. Fitted chest of drawers and two matching bedside cabinets. Further feature horizontal radiator. Part tiled floor with on-set free-standing oval bath. The tiling continues to:

**En-Suite Shower Room:** 7' 5" x 4' 6" (2.25m x 1.37m) With fitted suite including vanity wash basin and concealed flush w.c. Full range of chrome finished fittings including feature mixer tap attachments and thermostatic shower above wide shower tray. Travertine-style tiling to shower area. Extractor fan. Radiator.

**Bedroom 2:** 13' 9" x 10' 3" (4.20m x 3.12m) Feature upright radiator. Ceiling spot-lights. Full-width bi-fold doors to landscaped rear garden. Dimmer control lighting. Concealed book-case door to Snug.

**En-Suite Shower Room:** 6' 8" x 3' 10" (2.03m x 1.17m) Fitted with a three piece white suite comprising close flush w.c., vanity wash hand basin and shower tray. Range of chrome finished fittings. Travertine-style tiling to walls. Feature upright radiator. Fitted deluge shower head. Double glazed window.

**Bedroom 3:** 14' 2" x 9' 9" (4.33m x 2.98m) Fitted with two double wardrobes having bridging blanket cupboards above recess for double bed. Timber panelling to walls. Fitted bedside reading lamps. Television aerial point. Radiator.

**Bathroom:** 9' 4" x 6' 2" (2.84m x 1.88m) Fitted with a modern three piece suite finished in white and having a range of chrome finished fittings comprising close flush w.c., raised wash-stand with wide basin and double-ended panelled bath having thermostatic shower fitted above. Double glazed window. Marble tiling to floor and walls. Feature upright radiator. Concealed space for washer/dryer.









**Loft Den:** 11' 8" x 9' 11" (3.56m x 3.01m) Fully boarded and fitted carpet with electric radiator and apex glazing having views towards the Cheshire Plain.

**Outside:** The property is approached from the highway to a Parking and Turning Area, which incorporates an open-fronted Garage 6.47m x 5.13m having space for recycling storage bins illuminated by ceiling spot-lights above. A ramp and steps lead to the side elevation and further paving and steps lead to the front door. To the side elevation there is a fabulous hard landscaped Entertaining Space with Lounge Area beneath a Pergola featuring chimney with cast-iron multi-fuel burning stove. The whole

of the exterior has porcelain tiles, mood lighting and offers a significant degree of privacy. There are raised beds with slate and specimen planting and a mixture of stone and timber finishes in cladding. Beyond the Lounge Area there is a Barbecue Area with fitted barbecue and base storage together with granite-topped food preparation surrounded by timber and metal planters. To the rear boundary there is fencing and further raised slate beds behind retainer.

To the corner there is the Guest Accommodation /Summerhouse 4.71m x 3.95m approached through a double glazed door. Oak flooring. There is a Kitchen

Area fitted with modern base and wall storage cupboards having composite inset bowl sink unit. Fitted chiller and integrated refrigerator. Tall storage cupboard. Lounge Area featuring television aerial point and having double glazed French windows to two elevations and feature corner cast-iron-effect "living log-effect" gas fire. En-Suite Shower Room 1.65m x 1.40m fitted with modern three piece suite comprising close flush w.c., vanity wash hand basin and corner shower tray. Brick-effect tiles to walls. Chrome finished fittings including heated towel rail. Tiling to floor. Electric shower. Electric radiator. Further hard surfaced garden area off No. 2 Area having outside free-standing bath.

**Services:** Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a gas-fired combination-type boiler situated in the Loft Space.

**Tenure:** Freehold. Vacant Possession upon Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 66|D.

**Council Tax Band:** The property is valued in Band "F".

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**Directions:** Leave Wrexham on the A483 in the direction of Chester leaving at the junction signposted Gresford. At the Gresford roundabout take the fourth exit signposted Gresford and continue into the village. Pass through the traffic lights in the centre of the village and head out towards Marford. Having passed The Red Lion Public House on the right-hand side continue down Marford Hill. After passing around the left-hand bend take the left-hand turning onto Sunnyridge Avenue. Ascend the hill and bear right and after the roadway levels, the property will be approached on the left-hand side.

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