



Coach House, Acton Gardens,
Wrexham, LL12 8DE

**Bowen Son
and Watson**

with **Kent Jones**

Coach House, Acton Gardens Wrexham, LL12 8DE

AN OUTSTANDING INDIVIDUAL MODERN DETACHED RESIDENCE WITH MANY CHARACTER FEATURES WITH AN OPEN PLAN DINING KITCHEN / LIVING ROOM, THREE RECEPTION ROOMS, FOUR FITTED DOUBLE BEDROOMS AND TWO BATHROOMS ALL SET WITHIN THE ORIGINAL WALLED GROUNDS OF ACTON HALL.

Description:

This impressive property was built in the 1990's within the original walled grounds of Acton Hall. It has many features such as exposed antique brick internal walls, stained internal timbers and a wealth of internal storage. It comprises a recessed porch with Gothic style entrance and fitted pew; cloakroom; lounge; separate dining room; fitted study/home office; super open plan dining kitchen/living room with integrated limed oak units and glass roof over the living area; utility room; landing to four fitted double bedrooms, one with a refitted shower room and a bathroom. The house is gas centrally heated and double glazed. Outside there is an open plan lawned front garden with an antique sett courtyard giving access to the matching double garage with storage above. An outstanding feature of the house is the safely enclosed south westerly facing walled rear garden which includes a Victorian style folly. NO ONGOING CHAIN. INSPECTION A MUST.

Location:

The property is situated towards the head of a cul-de-sac within the popular Acton residential district on the Chester side of town. Local amenities include Acton Park, Acton Primary School and the Garden Village Shopping Parade on Chester Road about four hundred yards away. It lies approximately a mile equidistant between the town centre and Gresford Roundabout from where the A483 dual carriageway accesses Chester (11 miles) and the motorway network.

Constructed

of mellow antique brick-faced external cavity walls beneath a tiled roof.

The Accommodation

(with approximate room dimensions) On The Ground Floor comprises -

Recessed Porch

6' 6" x 5' 6" (1.98m x 1.68m)

Approached through a gothic style entrance opening. Patterned quarry tiled floor. Fitted pitch-pine pew to one side. Over-head light. Wall-light. Part lead-lighted double glazed hardwood framed door to:

Entrance Hall

Exposed brickwork to one wall and to the staircase which has a Half-Landing leading off. Patterned quarry tiled floor. Radiator. Inset ceiling lighting. Walk-in cupboard 9' x 2'6" (2.74m x 0.76m). One double and one single power points. Stained timber woodwork and panelled doors leading off to:

Lounge

17' 8" x 15' 4" (5.38m x 4.67m)

Approached via double part-glazed doors from the Hall. Open living flame coal effect gas fire to a cast and stained pine fireplace surround. Strip oak flooring. Deep coved ceiling. Radiator with cover. 10'8" (3.25m) oak effect PVCu framed double glazed French windows and side reveals to rear garden. Inset and pendant light points. Wall-light. Telephone point. Television aerial point. Five double power points.

Dining Room

10' 6" x 10' 2" (3.20m x 3.10m)

Approached via double part-glazed doors from the Hall. Ornamental period style fireplace with pictorial tiled, cast and stained pine surround over a slate hearth. Dado rail. Coved ceiling. Two wall-lights. Radiator. Two double power points.



Study

15' 8" x 9' 7" (4.77m x 2.92m) maximum.

Fitted oak finished furniture including integrated base cabinets, filing drawers, open shelving, understairs storage cupboard, illuminated wall cabinets and open shelving together with a peninsula desk unit. Ornamental cast fireplace surround. Built-in cupboard with fitted shelving. Inset and pendant light points. Six double and one single power points.

Cloakroom

6' 1" x 4' 2" (1.85m x 1.27m)

Fitted two piece white/chrome suite comprising a wall mounted wash hand basin and a close coupled w.c. Half tiled walls. Ceramic tiled floor. Chrome ladder radiator.

Dining Kitchen/Living Room

21' 0" x 16' 4" (6.40m x 4.97m) maximum.

The Kitchen Area is fitted with ranges of limed oak fronted units including a one-and-a-half-bowl "Corian" style sink unit inset into a total of nine-doored base cabinets and one drawer pack with extended work surfaces, beneath which there is an integrated dishwasher, fridge, freezer and a "Stoves" electric double oven. Inset gas hob with an integrated extractor hood above set between a total of six-doored suspended wall cabinets with concealed lighting beneath and open corner shelving. Separate dresser-style unit of base cabinets with glass fronted wall cupboards above. Glass roof to the Living Area with central fan/light. Ceramic tiled floor. PVCu framed oak effect windows and double doors to the rear garden. Two radiators. Ceramic tiled splash-back. Four double and one single power points exposed with concealed spurs for appliances. Television aerial point. Inset ceiling lighting.

Utility Room

6' 5" x 6' 0" (1.95m x 1.83m)

Matching range of L-shaped units with extended work surface, beneath which there is plumbing for a washing machine and space for a tumble dryer. Three-doored suspended wall cabinets. Ceramic tiled splash-back. Ceramic tiled floor. Radiator. Double and single power points. Ceiling mounted clothes airer.

On The First Floor:

Landing

Galleried stairhead with window to Half-Landing. Radiator. Loft access-point with drop-down ladder to part-board ATTIC. Single power point. Radiator. Inset and pendant light points. Walk-in wardrobe with hanging rail, shelving and light.

No. 1 Bedroom

15' 9" x 12' 4" (4.80m x 3.76m) maximum

including fitted ranges of maple fronted ten-doored wardrobes with a central king bed recess. Oak finished laminate flooring. Linen cupboard with fitted shelving. Inset ceiling lighting. Radiator.

En-Suite Shower Room

9' 7" x 5' 11" (2.92m x 1.80m) maximum.

Fitted three piece white/chrome suite comprising a 1200 mm shower tray with double screen entrance doors and mains multi-point power shower with body jets and overhead cascade unit, pedestal wash hand basin and close coupled w.c. Chrome ladder radiator. Inset ceiling lighting. Part tiled walls. Ceramic tiled floor.

No. 2 Bedroom

15' 10" x 12' 2" (4.82m x 3.71m) maximum.

Originally designed as two rooms with two windows and two radiators. Fitted corner desk unit and seven-doored wardrobes with blanket cupboards above. Oak finished laminate flooring.

No. 3 Bedroom

14' 1" x 12' 5" (4.29m x 3.78m) maximum

including fitted six-doored wardrobes with blanket cupboards above. Boarded timber floor. Corner desk unit. Radiator. Built-in cupboard with fitted shelving.

No. 4 Bedroom

10' 7" x 9' 2" (3.22m x 2.79m)

to the face of a full-depth range of six-doored wardrobes with two double wardrobes on the opposite wall with a central double bed recess and blanket cupboards above. Oak finished laminate floor. Double and single power points. Radiator.

Bathroom

8' 7" x 6' 2" (2.61m x 1.88m)

Fitted three piece white/chrome suite comprising a panelled bath with shower mixer tap attachment, pedestal wash hand basin and close coupled w.c. Part tiled walls. Tall chrome ladder radiator. Slate effect tiled floor. Extractor fan.

Outside:

At the front there is an area of open plan lawned garden and a cobbled limestone sett courtyard providing PARKING for several vehicles and giving access to the detached cavity built DOUBLE GARAGE 19'5" x 16' (5.91m x 4.87m) deep of matching construction and fitted with double timber entrance doors, electric light and power points, and staircase to a LOFT STORAGE AREA above. Gothic arched gated access to one



side leading to the walled rear garden with a raised SEATING AREA and fish pool to the side of the living room opening onto lawns, to the end of which is a brick built FOLLY with stepped pathways to either side and STORAGE AREA beneath. Outside tap and lighting system.

Services:

All mains services are connected subject to statutory regulations. THE CENTRAL HEATING is a conventional radiator system effected by the "Baxi" gas fired boiler which is concealed within the units in the utility room and which was installed in 2018.

Tenure:

Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing:

By prior appointment with the Agents.

Council Tax Band:

The property is valued in Band "G".

EPC:

EPC = C. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at <https://find-energy-certificate.digital.communities.gov.uk/> You will need to use the post code (LL12 8DE) and property name or number (Coach House).

Directions:

For satellite navigation use the post code LL12 8DE. From the town centre proceed on the Chester Road to the brow of Acton Hill at which turn right onto Box Lane by The Four Dogs Public House. Continue past Acton Park School and take the first turning right into Acton Gardens. At the head of the road bear right and "Coach House" will be seen on the right.



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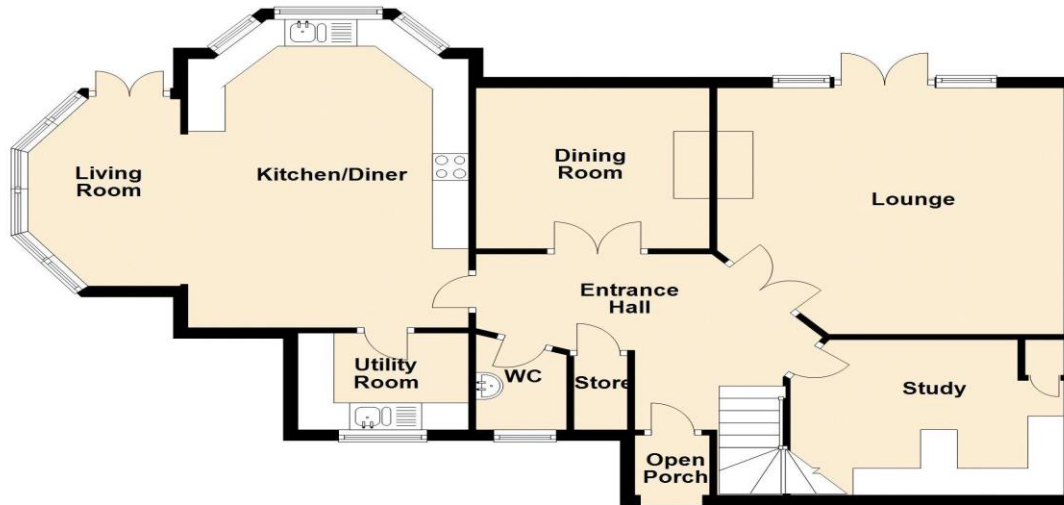
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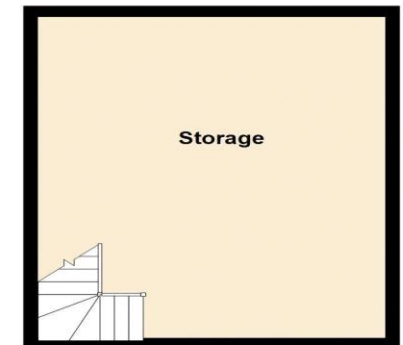
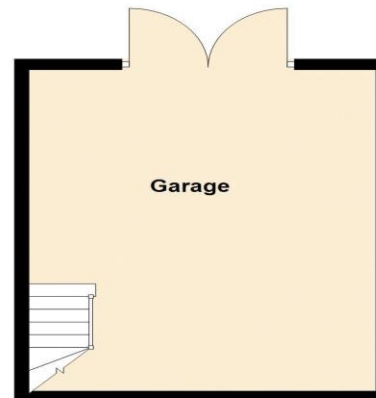
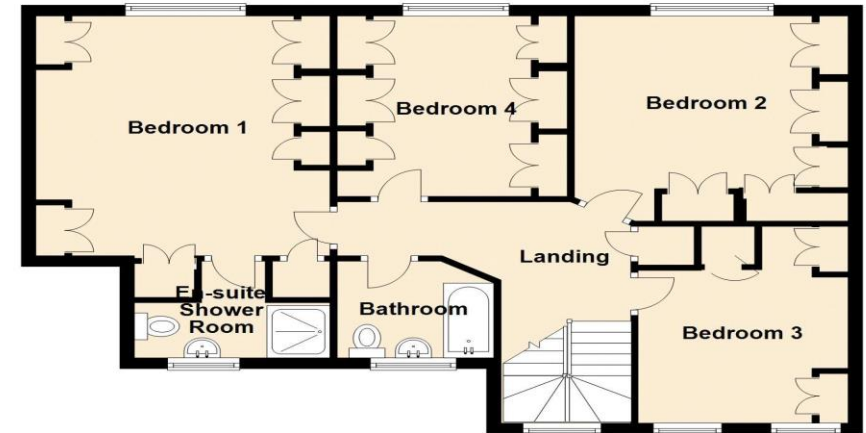
Ground Floor

Approx. 121.5 sq. metres (1308.2 sq. feet)



First Floor

Approx. 104.0 sq. metres (1119.2 sq. feet)



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 expressly itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

View all our properties
on www.bowensonandwatson.co.uk



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