



Description

A special opportunity to purchase an architecturally designed family home within a sought after location set behind a gated sweeping driveway within beautifully maintained and established grounds just under 1 acre. The orientation of this split level design takes full advantage of the views across the garden from the 1st floor balcony and from the large windows within the principal rooms. Briefly comprising stone steps that lead to the entrance porch, welcoming hall with glass balustrade staircase and store/cloaks cupboard, spacious Lounge/Dining room with open fireplace and access to the balcony from which to admire the view of the garden and can accommodate sun loungers, table and chairs. Kitchen/breakfast room with some integrated appliances, 2 double bedrooms with built in wardrobes, family bathroom and a separate recently appointed shower room. The lower ground floor includes a large additional Sitting Room with Maple wood floor and dual aspect views of the garden and a further double bedroom with built in wardrobes. Externally, the private drive continues to a turning circle and detached garage and lawned gardens blended with mature and young trees extend to the front side and rear. The well-stocked borders and rockery gardens are filled with colour at different times of the year. Potential building plot within the grounds subject to all necessary consents being obtained. Viewing highly recommended. NO CHAIN. Energy Rating - E (44)

LOCATION

Regarded as one of the best locations within Wrexham for a number of years and situated within a short walk to the picturesque Countryside of Erddig Parkland, conveniently located for the town centre, with its wealth of high street retailers, restaurants, leisure facilities and bus and train stations. The Maelor Hospital is within easy reach and there are excellent road links to the A483 By Pass that connects Wrexham with Shropshire and Cheshire and allows for daily commuting to the major commercial and industrial centre's of the region. The highly regarded St Josephs Secondary School and Victoria or St Giles Junior Schools are within walking distance.

DIRECTIONS

Upon entering Wrexham from the A483 By Pass, proceed towards the town centre along the A525, passing Morrison's Supermarket on your left. At the traffic lights, turn right onto Victoria Road and continue across the roundabout into Fairy Road. Take the 3rd right turn into the tree lined Sontley Road and after a short distance, Cherry Lodge will be observed on the right.

ON THE GROUND FLOOR

Stone steps lead to the:

OPEN FRONTED PORCH

With decorative railings and welcome light. A part glazed entrance door opens into the:



VESTIBULE

With maple wood flooring, circular internal window, decorative coving, ceiling rose and a glazed door which opens into the:

WELCOMING HALLWAY

Featuring a turned staircase with glass balustrade leading down to the lower ground floor, decorative coving, radiator and additional electric panel radiator, useful storage cupboard with sensor light and panelled doors to all rooms.

LOUNGE/DINING ROOM 22'3 x 13'9 (6.78m x 4.19m)

An impressive light and airy room enjoying lovely views across the walk-on balcony overlooking the garden through almost full width windows and sliding doors, feature tiled fireplace with open fire and tiled hearth, coving to ceiling, skirting radiators, wall light points and fitted cabinets with central drawers.

KITCHEN/BREAKFAST ROOM 16'3 x 10'8 (4.95m x 3.25m)

Fitted with a range of base and wall cupboards with work surfaces and twin ceramic sink unit with mixer tap and window overlooking the garden, four ring electric hob, Neff double oven and grill, larder style cupboard, electric wall mounted radiator, window to front and glazed door that opens into the:

INNER HALLWAY

Having tiled flooring, part glazed external door and internal door that opens into the:

SHOWER ROOM

Recently appointed with a modern suite comprising double width shower cubicle with electric shower and easy clean wall panels, wash basin with mixer tap within vanity unit with matching w.c having dual flush, inset ceiling spotlights, chrome heated towel rail, extractor fan and window.

BEDROOM ONE 12'6 x 11'7 (3.81m x 3.53m)

A double bedroom with a fitted range of wardrobes, drawer units and curved bedside cabinets, coving to ceiling, skirting radiator, telephone point and window enjoying pleasant aspect over the garden



BEDROOM TWO 10'6 x 9'8 (3.20m x 2.95m)

.A double bedroom with window overlooking the front garden, skirting radiator and built in two door cupboard.



BATHROOM

Appointed with a period three piece bathroom suite with separate modern shower cubicle comprising pedestal wash basin, low flush w.c, bath with separate taps, shower cubicle with fixed Drench style shower head and secondary flexible shower head, easy clean wall panels, chrome heated towel rail, inset ceiling spotlights, wall mounted mirror, useful storage cupboard and window.

LOWER GROUND FLOOR

The turned staircase from the hallway descends past a tall leaded glass window on half landing, understairs storage cupboard, skirting radiator and central heating thermostatic control.

GOOD SIZED STORE ROOM

Housing the Worcester gas fired central heating boiler and hot water cylinder.

SITTING ROOM 23'8 x 13'8 (7.21m x 4.17m)

Designed to take full advantage of the views over the garden through the large side window and rear window, maple wood floor, skirting radiator, feature glazed tiled fireplace with open fire, coving to ceiling and wall light points.



BEDROOM 12'6 x 11'3 (3.81m x 3.43m)

Window overlooks the rear garden, skirting radiator, fitted wardrobe, bedside drawer units and coving to ceiling.



OUTSIDE

Cherry Lodge is approached through a tree lined gated entrance with stone pillars and a sweeping driveway that runs alongside the front, mainly lawned garden and continues to the turning circle with central flowerbed and detached garage. The large, private and established gardens are a particular feature of the property with expansive lawns extending to the front, side and rear blended with mature and young trees, privacy hedging, well stocked colourful flowerbeds and stone rookeries with pathways meandering through. A spacious stone paved patio is ideal for outdoor entertaining, ornamental pond, external up and down grey wall lights and useful store/potting shed.



AGENTS NOTE

It is the opinion of the agents that there is potential for a building plot within the front garden, however this is subject to necessary planning consents being obtained.