Town & Country
Estate & Letting Agents

Wynnstay Lane, Marford

Offers Over £775,000

An impressive, extended four-bedroom family home, fully refurbished to a high standard and offering spacious, beautifully presented accommodation. Stylish interiors combine with thoughtful modern features, including smart lighting, integrated audio, CCTV, an alarm system and underfloor heating in selected rooms. The versatile ground floor includes a separate living room, a well-equipped kitchen opening into a generous dining and living area, a garden room/home office, a utility room and a shower room.

Upstairs, the principal bedroom benefits from a dressing room and en-suite, complemented by three further bedrooms and a family bathroom. Outside, a gravelled driveway provides parking for approximately four to five cars, alongside an integral garage and an electric vehicle charging connection point. The large, private rear garden features a slate patio, a purpose-built covered area and a secluded garden area beyond the hedging.

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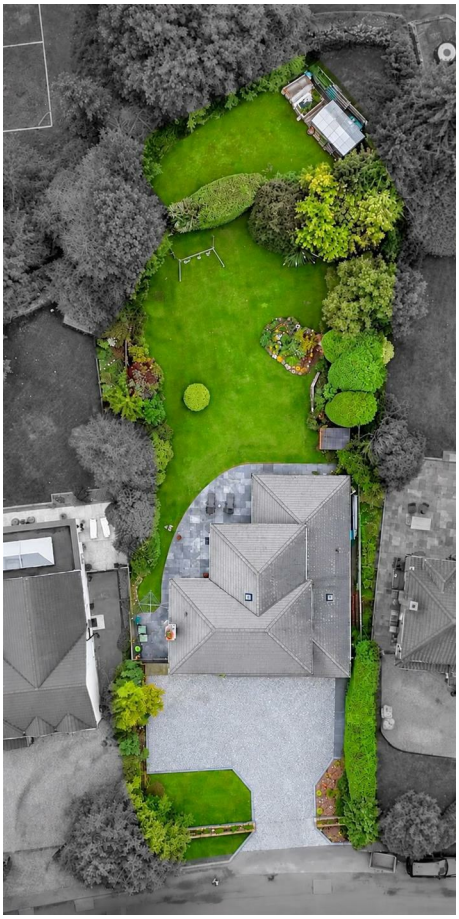
DESCRIPTION

An impressive, extended four-bedroom family home, fully refurbished to a high standard. Spacious accommodation includes an open-plan kitchen, dining and living area, a separate lounge, a garden room/home office and a principal bedroom with a dressing room and en-suite. Smart home features, a large private garden with a covered slate patio, driveway parking for four to five cars, an integral garage and an EV charging connection point complete this attractive Marford home.



LOCATION

Wynnstay Lane is situated in the sought-after village of Marford, conveniently placed for access to Wrexham and Chester. Nearby Gresford and Rossett offer local shopping and schooling facilities, while the A483 provides connections to the wider road network, including the A55 for travel across North Wales.

ENTRANCE HALL

7'10" x 12'9"

A welcoming hallway with oak-effect laminate flooring, textured wallpaper, a white ceiling and white skirting boards. Features include a pendant light fitting, smart lighting controls, a radiator and an alarm panel.

The oak-effect front door has two sidelights and a Yale smart lock. Doors lead to the living room and kitchen, with stairs rising to the first floor. Internal doors throughout are oak veneer with satin chrome furniture.

LIVING ROOM

18'8" x 12'9"

A light and airy room with windows to the front and rear, enjoying views over the driveway and landscaped rear garden.

Tastefully decorated in greige tones, the room features coordinating carpet, a white ceiling and white skirting boards. An electric living-flame-effect fire creates a focal point, complemented by chrome wall lights, smart lighting and a radiator.

KITCHEN/DAY ROOM

9'10" x 17'4"

Accessed from the hallway, the kitchen is fitted with French grey handleless base and drawer units, complemented by solid oak worktops and upstands. A Franke composite one-and-a-half-bowl sink is fitted with a mixer tap.

Appliances include a Neff Slide & Hide single fan oven, an integrated Neff combination microwave, a Neff induction hob with a stainless-steel extractor hood, a plumbed-in Fisher & Paykel stainless-steel fridge/freezer, an integrated Miele dishwasher and a wine fridge.

A peninsula breakfast bar with bench seating provides an informal dining space. Oak-effect laminate flooring continues into the adjoining dining and living area, with wet underfloor heating.

Additional features include smart ceiling spotlights, two ceiling speakers, two chrome pendant lights above the peninsula and an oak-veneer door opening into the understairs pantry. Green walls and a white brick feature wall complete the room.

DINING/LIVING AREA

24'11" x 13'1"

A spacious area for everyday family living and entertaining, with oak-effect laminate flooring and wet underfloor heating.

A side-facing window provides natural light, while two sets of French doors open onto the slate patio, which is partially sheltered

Green walls and leaf-patterned feature wallpaper are complemented by white skirting boards and a white ceiling. Lighting includes smart spotlights and a pendant fitting above the dining table.

Double oak-veneer doors lead to the garden room/home office, with a further door opening into the utility room.

UTILITY ROOM

60'8" x 6'6"

Sliding cupboard doors conceal space for a washing machine and tumble dryer. A laundry chute from the principal bedroom's dressing room adds everyday convenience.

The room also houses the Worcester boiler and hot-water storage tank. Finishes include oak-effect laminate flooring, green walls, a white ceiling and white skirting boards.

A white uPVC door with obscure glazing opens to the side of the property, while an oak-veneer door leads to the shower room.

GROUNDFLOOR SHOWER ROOM

3'2" x 9'2"

Accessed from the utility room, this room comprises a WC with a concealed cistern, a wall-hung dark grey vanity unit with a white basin and chrome mixer tap, and a shower enclosure with a tray and glass screen.

The thermostatic shower features a rainfall head and concealed pipework with chrome controls. Blue and beige striped, fabric-effect wall tiles are complemented by grey painted walls and coordinating beige floor tiles.

A ceiling light tunnel, spotlight and extractor fan complete the room.

FIRST FLOOR LANDING

The staircase features LED lighting and rises to a galleried landing with oatmeal-coloured carpet, off-white walls, white woodwork and white-painted banisters. Features include a ceiling light tunnel, a smart-controlled pendant fitting, spotlights, a radiator and an alarm panel. A hatch provides access to the boarded loft, which has lighting and power.

GARDEN ROOM/HOME OFFICE

16'4" x 10'5"

Accessed through double oak-veneer doors from the dining/living area, this versatile room also has French doors opening onto the patio.

Features include oak-effect laminate flooring with wet underfloor heating, smart ceiling spotlights and a built-in ceiling speaker. Greige walls, white skirting boards and a white ceiling provide a neutral finish.

PRINCIPAL BEDROOM

13'1" x 14'9"

A generously proportioned bedroom with a rear-facing uPVC window overlooking the garden. The room features greige carpet, off-white walls, a white ceiling and white skirting boards, together with a radiator and a five-light chrome-and-glass ceiling fitting. Double oak-veneer doors open into the dressing room, with a separate oak-veneer door leading to the en-suite.

DRESSING ROOM

13'1" x 4'11"

Featuring carpet to match the principal bedroom, a radiator and a four-spotlight rail fitting. A laundry chute connects directly to the laundry cupboard in the utility room below.

EN-SUITE SHOWER ROOM

9'10" x 4'3"

Comprising an oak-effect vanity unit with a white basin and mixer tap, a WC with a concealed Geberit cistern, and a curved shower tray and screen with concealed chrome controls and a rainfall showerhead.

Dark grey textured feature tiles combine with stone-effect wall tiles and coordinating floor tiles. Additional features include a full-length wall mirror, a chrome towel radiator, electric underfloor heating and a humidity-controlled ceiling extractor fan.

FAMILY BATHROOM

9'6" x 7'2"

Fitted with a walnut-effect vanity unit, a countertop white basin with a waterfall mixer tap, and a WC with a concealed Geberit cistern.

The bath features a waterfall tap and an overhead rainfall shower with concealed controls.

Light-coloured, veined wall tiles are complemented by pink painted walls, a white ceiling and light brown stone-effect laminate flooring with electric underfloor heating. A chrome towel radiator, spotlight and humidity-controlled ceiling extractor fan complete the room.

BEDROOM TWO

11'1" x 12'9"

A front-facing bedroom with a white uPVC window, light beige carpet, grey-blue walls, a white ceiling and white woodwork. Features include a radiator and a smart-controlled pendant light.

BEDROOM THREE

9'10" x 12'1"

A further front-facing bedroom with a white uPVC window, brown carpet, textured feature wallpaper and off-white walls.

The room has a white ceiling, white skirting boards, a radiator and a smart-controlled pendant light.

BEDROOM FOUR

7'6" x 7'2"

Featuring a white uPVC window, brown speckled carpet, yellow textured feature wallpaper and grey painted walls. A white ceiling and white skirting boards complement the décor, with a radiator and a smart-controlled pendant light.

INTEGRAL SINGLE GARAGE

9'10" x 14'9"

The garage has an electric roller door, lighting and

power, together with a uPVC door providing side access. It also houses the gas and electricity meters and a metal consumer unit.

CONNECTIVITY & HOME TECHNOLOGY

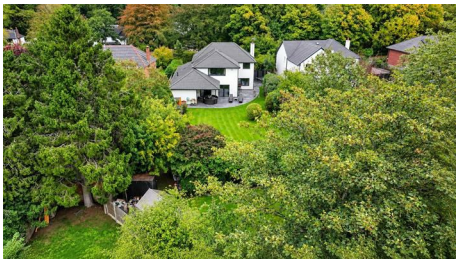
The property benefits from a comprehensive smart home system, incorporating premium technologies for lighting, heating, security and home automation. Features include a Ubiquiti UniFi Wi-Fi network, Heatit smart heating controls, Rako intelligent lighting throughout the home, Philips Hue lighting in the kitchen, dining and family areas, a Cytech Comfort alarm system and an integrated home automation platform.

Each system can operate independently without relying on an internet connection, while the central automation platform brings them together to provide convenient smart functionality and unified app-based control.

Data connection points serve bedroom four, the living room and the garden room/home office, with Wi-Fi access points positioned throughout the property. The data cabinet and switching equipment are located in the understairs pantry. Additional features include integrated Sonos ceiling speakers, CCTV and a Yale smart lock.

EXTERNALLY

This spacious, extended four-bedroom family home has been fully refurbished to a high standard. Dark-stained cedar tongue-and-groove cladding, a grey Marley tiled roof, charcoal windows and an oak front door create an attractive exterior. Home automation features, CCTV and an alarm system complement the property.
The lawn and planted shrub borders soften the gravelled driveway, which provides parking for four to five cars, together with an electric vehicle charging point. An integral single garage features an electric roller door.
The generous, private and enclosed rear garden can be accessed via a lockable black side gate. A discreet area to the side of the property provides space for bin storage and a washing line, while a Victorian-style lamppost adds character.
A spacious slate-paved patio offers an inviting setting for outdoor dining and entertaining. A purpose-built patio roof provides shelter throughout the year, while wall lighting allows the area to be enjoyed well into the evening.
Beyond the patio, a substantial lawn is framed by established shrub borders and features a garden swing. A secluded 'secret garden' behind the hedging includes a greenhouse and a further lawn enjoying views over the neighbouring football field.
Viewing is highly recommended to fully appreciate the space, quality and versatility of this beautifully presented family home.



Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band:

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Property Particulars Disclaimer

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Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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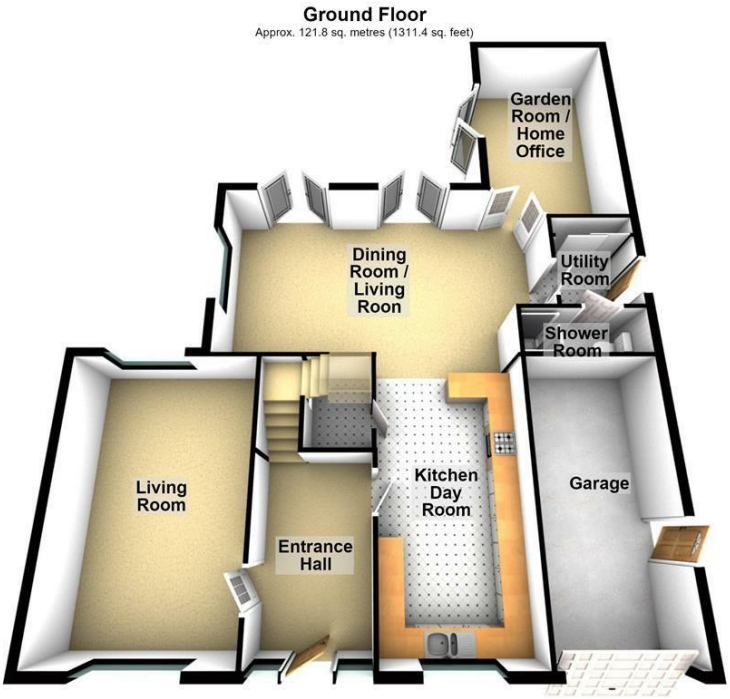

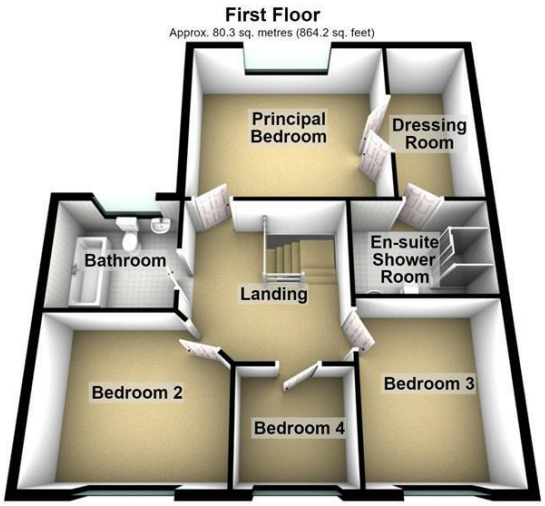

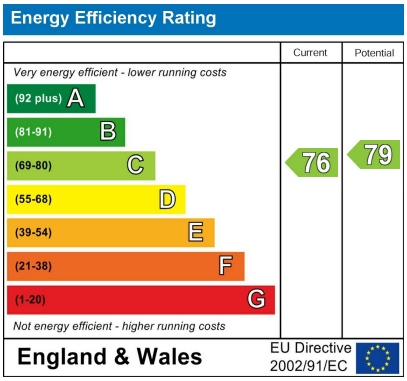

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