



Walnut Tree Cottage

Rossett | Wrexham | LL12 0HY

£440,000

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Nestled just outside the charming village of Rossett, Wrexham, this delightful semi-detached cottage on Burton Road is a true gem waiting to be discovered. Boasting three reception rooms, four bedrooms, and a well-appointed bathroom, this property offers ample space for comfortable living. The characterful cottage exudes a warm and inviting atmosphere, perfect for creating lasting memories with family and friends. The three reception rooms provide versatile spaces for entertaining guests, relaxing with a good book, or simply enjoying quiet moments by the fireplace. With parking available for up to three vehicles, convenience is at your doorstep, making trips to the nearby countryside or into town a breeze. The picturesque surroundings of Rossett offer a peaceful retreat from the hustle and bustle of everyday life, while still being within easy reach of local amenities. This charming cottage on Burton Road is sure to capture your heart. Don't miss the opportunity to make this lovely property your own and start enjoying the quintessential British countryside lifestyle.

- BEAUTIFULLY PRESENTED
- SEMI DETACHED HOUSE
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- LOUNGE WITH WOOD BURNING STOVE
- UTILITY & DOWNSTAIRS WC
- STUNNING FAMILY BATHROOM
- GENEROUS REAR GARDEN
- AMPLE OFF ROAD PARKING
- SOUGHT AFTER LOCATION



Location

The property is desirably located just outside Rossett near to an excellent range of facilities and amenities including convenience store, doctors surgery, pharmacy. A good selection of pubs, restaurants and cafes are perfect for dining out with friends and family. Darland High School and St. Peter's Church in Wales Primary School ensure excellent local schooling options. Slightly further afield is Kings School, Chester. There is good road access to the A483 for travel to Wrexham, Chester and beyond.

Porch

Composite front door, tiled floor, window to side, door to hall.

Hallway

Tiled floor, stairs to first floor, doors to lounge, dining area and family room.

Downstairs WC

Toilet, hand wash basin, tiled floor, part tiled walls, window to rear, extractor.

Living Room

Wood burning stove set on a slate hearth, timber lintel over, fitted cupboards and shelving, carpet, window to front.

Family Room

Carpet, window to front, open plan to dining area.

Dining Room

A great space for entertaining with tiled floor, vertical window to side, French style doors to rear, open plan into kitchen.

Kitchen

Range of wall of base units, complementary

worktops, breakfast bar, integral fridge/freezer, Neff 5 ring induction hob, extractor, Neff oven and grill, tiled splashback, stainless sink/drain, mixer tap, dishwasher, tiled flooring, door to utility, open plan to dining area.

Utility

Tiled floor, external door to rear, plumbing, door to w.c.

First Floor Landing

Doors to four bedrooms, bathroom and attic hatch.

Bedroom One

Carpet, window to rear, door to ensuite/walk in robe.

En Suite/Walk in Robe

Currently used for storage but there is plumbing in place for a toilet, sink, shower, radiator. Extractor, spotlights.

Bedroom Two

Carpet, window to front, feature timber wall panelling.

Bedroom Three

Carpet, window to front.

Bedroom Four

Carpet, window to front, built in bed over stairs with storage under.

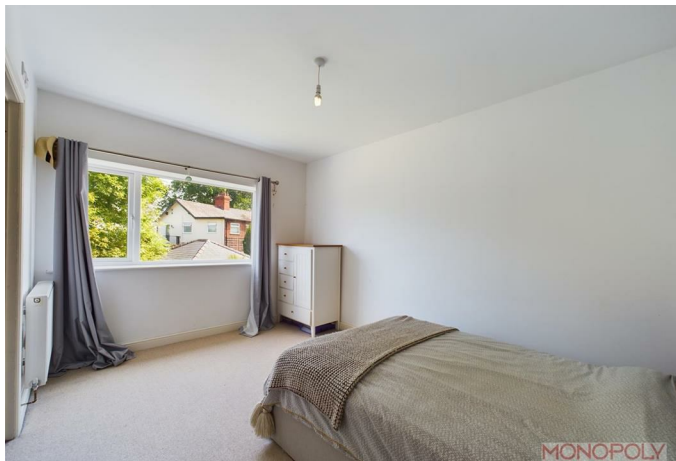
Bathroom

Freestanding contemporary bathtub, generous walk in shower, w.c, hand wash basin set in a vanity unit, tiled flooring and walls, extractor, spotlights, window to rear.

Outside

Gravel front drive providing ample off road parking,





gate to rear garden.

Patio adjacent house, lawn, brick built covered seating area, outdoor store, a further covered seating area, oil tank and boiler to one side of the property with gate to front.

IMPORTANT INFORMATION

*Key facts interactive report link available in video tour and brochure sections. *
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

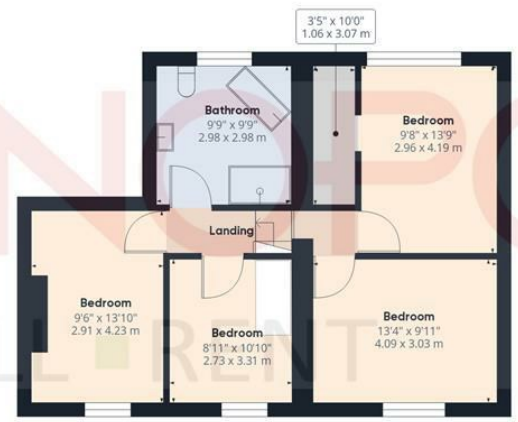
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1417.53 ft²
 131.69 m²

Reduced headroom

14.29 ft²
 1.33 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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MONEY LAUNDERING REGULATIONS 2003

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Future	Current	Future	Future
Very energy efficient - lower running costs 92-95% A			Very environmentally friendly - lower CO ₂ emissions (82-91) A		
91-91% B			(81-91) B		
89-90% C			(80-90) C		
85-89% D			(75-85) D		
82-84% E			(70-84) E		
81-81% F			(61-70) F		
74-80% G			(41-60) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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