



Rosemary Lane, Wrexham LL12 0LA

£575,000

"EXECUTIVE STYLE AND EXTENSIVE INDIVIDUALLY DESIGNED DETACHED RESIDENCE"

* BEAUTIFULLY PRESENTED AND A WELL APPOINTED PROPERTY.

This STUNNING and SPACIOUS Six Bedroom Five Bathroom Detached house occupying a pleasant position close to open countryside in Burton, and close to the popular village of Rossett.

The accommodation comprises of: Impressive Entrance Hall, Fitted kitchen, Living room, Two Reception Room, Downstairs Shower Room, Living room, Stunning Second floor suite with walk-in wardrobe/En Suite Shower room, Three further Bedrooms with En suites, Fabulous Family Bathroom

The property benefits from oil fired central heating, has UPVC double glazed windows including Sash windows and a burglar alarm. The property is approached via a gated driveway which leads to a double garage with electronic roller shutter door. There is a feature driveway to the front offering off road parking and gardens to the rear which are fully enclosed by a Feature brick wall. There is no onward chain involved in the sale of this property.

"NO CHAIN"

- SIX BEDROOM FIVE BATHROOM DETACHED
- SOUGHT AFTER LOCATION
- UPVC DOUBLE GLAZING
- SECOND FLOOR SUITE INCLUDING EN SUITE SHOWER ROOM
- STUDY
- THREE STOREY EXECUTIVE HOUSE
- OIL CENTRAL HEATING
- DOUBLE GARAGE
- UTILITY AREA
- BALCONY



ACCOMMODATION TO GROUND FLOOR

Solid Oak wood door with matching UPVC Double glazed Sash windows either side gives access into the Spacious and impressive Entrance Hall.

ENTRANCE HALLWAY

With wood flooring, radiator, central staircase with spindle balustrade giving access to the first floor accommodation and doors leading off to:

INNER HALLWAY TO LEFT HAND SIDE

With continuation of the wood flooring, radiator, large storage cupboard, utility area with stainless steel sink unit with mixer tap, wall and base cupboards, UPVC Double glazed and leaded door to the side, door to shower room.

SHOWER ROOM

Shower area, dual flush low level w.c., wash hand basin, Chrome ladder style radiator/ towel rail, fully tiled walls and floor, extractor fan.

FAMILY ROOM

4.279m x 3.481m (14'0" x 11'5")

Multi purpose room comprising of Bay window to the front comprising of three UPVC Double glazed Sash windows to the front elevation, wood flooring, radiator.

STUDY

3.046m x 2.599m (9'11" x 8'6")

Two UPVC Double Glazed sash windows to the side, wood flooring, radiator.

LIVING ROOM

6.144m x 5.520m (20'1" x 18'1")

Lovely Light room with UPVC Double glazed French Style doors and matching UPVC Double glazed sash windows to the rear garden, UPVC Double glazed sash window to the rear with radiator beneath, wood flooring, Feature brick built fireplace with Log burner inset on a tiled hearth.

OPEN PLAN STYLE KITCHEN/ LIVING AREA

7.920m x 4.639m (25'11" x 15'2")

Stunning room comprising a range of Solid wood wall and base cupboards, with complementary worktop surfaces with Belfast sink unit with mixer tap, space for Range cooker, extractor hood, Integral Fridge/Freezer, wood flooring, Breakfast bar, Integral dishwasher, UPVC Double glazed sash window to Living Room, open walk through to Living Dining Area

LIVING/ DINING AREA

6.314m x 3.829m (20'8" x 12'6")

With impressive, brick recessed fireplace with log burner inset on a tiled hearth Two UPVC Double glazed sash windows to the side, two radiators, wood flooring, UPVC Double glazed French Style doors to the rear patio.

FIRST FLOOR LANDING AREA

With wood flooring, two UPVC Double glazed sash windows to the front, door giving access to the staircase which leads to the second floor suite.

BEDROOM TWO

4.861m x 2.508m (15'11" x 8'2")

UPVC Double glazed sash window to the rear with radiator beneath, built in wardrobes with Dressing table and drawer units, wood flooring.

BEDROOM THREE

4.290m x 3.473m (14'0" x 11'4")

Bay window to the front comprising of three UPVC Double glazed sash windows, wood flooring, Built in wardrobes with dressing table, radiator, TV aerial point.

FAMILY BATHROOM

Comprising of a Stand alone bath with central taps and shower attachment, shower cubicle, Antique style radiator/ towel rail, half height tiled walls, top flush w.c., pedestal wash hand basin, electric shaver point



BEDROOM FOUR

3.361m x 3.156m (11'0" x 10'4")

With UPVC Double glazed sash window to the rear with radiator beneath, wood flooring.

BEDROOM FIVE

4.652m x 4.087m (15'3" x 13'4")

Two UPVC Double glazed sash windows to the rear, built in wardrobes with dressing table and drawer unit, wood flooring, TV aerial point, door to the En suite shower room.

EN SUITE SHOWER ROOM

Comprising of a shower cubicle, pedestal wash hand basin low level w.c, UPVC Double glazed and frosted window to the rear, radiator, extractor fan, tiled floor.

BEDROOM SIX

6.006m x 3.679m (19'8" x 12'0")

A room full of character with sloping ceiling, UPVC Double glazed sash window to the front, wood flooring, radiator, airing cupboard, door to the en-suite shower room.

EN SUITE SHOWER ROOM

Comprising of a shower cubicle, pedestal wash hand basin, low level w.c., radiator, UPVC Double glazed and frosted sash window to the side, extractor, electric shaver point.

SECOND FLOOR

Accessed from the staircase off the first floor and leading into Second floor Suite.

SECOND FLOOR SUITE

8.87m 5.79m (29'1" 18'11")

Impressive room to the top floor of the property, comprising of UPVC Double glazed sash window to the rear, UPVC Double glazed door with matching side windows leading out to the balcony, Door giving access to the Ensuite shower room, walk in wardrobe area with drawer units and hanging space, spotlights to the ceiling.

EN SUITE SHOWER ROOM

With shower cubicle, wash hand basin set in a vanity unit, low level w.c., part tiled walls, UPVC Double glazed and frosted sash window to the rear, Chrome ladder style radiator/ towel rail, extractor fan, spotlights to the ceiling.

BALCONY

With views across the local countryside, ideal for sitting out with a cup of coffee

OUTSIDE TO THE FRONT

The property is accessed via Feature wrought iron gates, which in turn give access to the block paved driveway, which offers off road parking for two to three vehicles and which leads to the Double garage with electric up and over door. The pathway leads to the left hand side, which gives access to the rear garden.

OUTSIDE TO THE REAR

Large paved patio area, which leads to a garden laid to lawn, garden pond, Feature brick wall to the boundaries. The summerhouse, garden shed and outside tap.,

IMPORTANT INFORMATION

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage

KEY FACTS FOR BUYERS

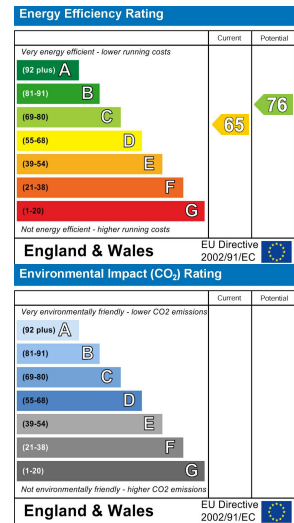
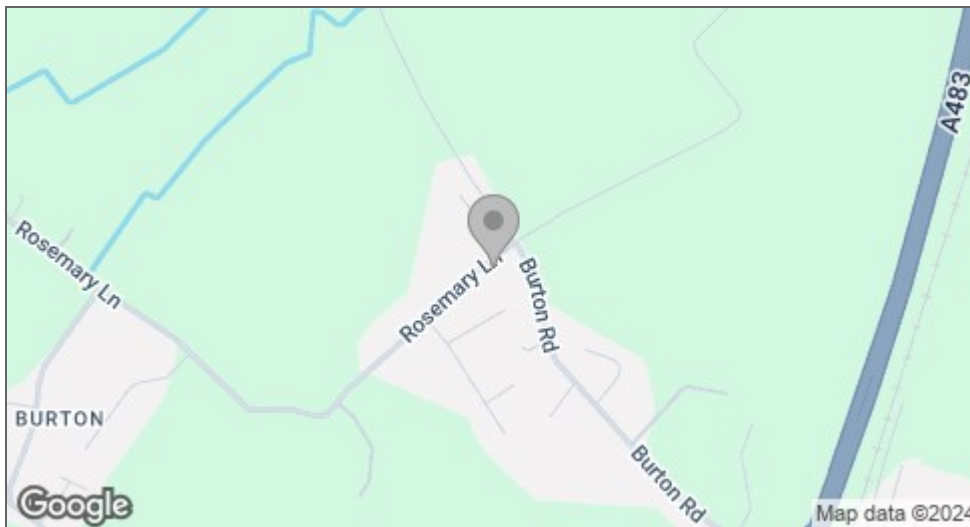
Please see Key Facts for buyers in Web Link.











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