



## Orchard Grange

Burton, Rossett | Wrexham | LL12 0LF

£650,000

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# Orchard Grange

Burton, Rossett | Wrexham | LL12 0LF

Welcome to this superb detached house located in the picturesque area of Burton, Rossett, Wrexham. This property boasts an impressive 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 5 spacious bedrooms, there is plenty of room for everyone to enjoy their own private sanctuary. The house features 3 bathrooms, ensuring convenience and comfort for all residents. Parking will never be an issue with space available for multiple vehicles on the drive and in the integral garage, making hosting gatherings or having multiple vehicles a breeze. Nestled in a sought after semi rural area, this property offers a perfect blend of tranquillity and convenience. Whether you're looking to unwind in the beautiful surroundings of Rossett or explore the nearby amenities, this house provides the ideal setting for a peaceful yet vibrant lifestyle. Externally there are attractive gardens feature a patio, decking and an outbuilding currently used as a home bar. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning a truly remarkable property in Burton, Rossett.

- A SPACIOUS FIVE BEDROOM DETACHED HOUSE
- FANTASTIC KITCHEN/DINING/FAMILY ROOM
- LOUNGE, SNUG & STUDY
- UTILITY & DOWNSTAIRS WC
- GENEROUS MAIN BEDROOM WITH WALK IN ROBE AND EN SUITE
- SECOND BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- INTEGRAL DOUBLE GARAGE & AMPL E OFF ROAD PARKING
- ATTRACTIVE GARDEN & OUTBUILDING
- DESIRABLE SEMI RURAL 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.

### Entrance Hall

Timber flooring, stairs to first floor, doors to lounge, kitchen, snug and study.

### Lounge

Carpet, square bay window to front, two windows to rear, brick fireplace with timber lintel.

### Snug

Timber flooring, window to rear.

### Study

Timber flooring window to side.

### Kitchen/Dining/Family Room

A range of fitted wall and base units, complementary granite worktops, central island, inset stainless sink/drain, mixer tap, space for range cooker, integral dishwasher, spotlights, bi folding doors to garden, window to rear, door to utility.

### Utility

Timber flooring, doors to wc and garage, external door to side, stainless sink drainer, space for washing machine and dryer, worktop over, windows to front and rear.

### WC

Hand wash basin and toilet.

### First floor landing

Spacious landing with window to front, doors to five bedrooms and bathroom. Airing cupboard.

### Bedroom One

A very generous principal bedroom with carpet, three window to front, door to walk in robe with door to ensuite

### En Suite

Tiled bath tub with shower from tap,, shower enclosure, wc, hand wash basin, chrome towel rail, tiled flooring, part tiled walls.

### Bedroom Two

Carpet, window to rear, door to en suite.

### En Suite

Comer shower, wc, hand wash basin, wc, chrome towel rail, tiled floor, part tiled walls, extractor.

### Bedroom Three

Double bedroom with window to rear, carpet.

### Bedroom Four

Carpet, tow windows to rear.

### Bedroom Five

Carpet, window to front.

### Bathroom

Comer shower, wc, hand wash basin, freestanding bath, window to rear, chrome towel rail, tiled floor, part tiled walls.

### Garage

Double integral garage with two electric fob operated vehicle doors.

### Outside

Front drive leads to double vehicle gates which open to a gravel parking area, path to front door.





To the rear is an attractive garden with lawn pond, patio adjacent the house, timber deck with pergola, brick outbuilding currently used as a home bar. Oil tank with timber surround.

Studio/Home Bar - Laminate flooring, window to rear, French style doors to decking area, serving hatch.

#### **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.

#### **Additional Information**

Oil fired central heating...Timber framed double glazed windows.





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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
 2641.24 ft<sup>2</sup>  
 245.38 m<sup>2</sup>

Reduced headroom  
 4.82 ft<sup>2</sup>  
 0.45 m<sup>2</sup>

(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.

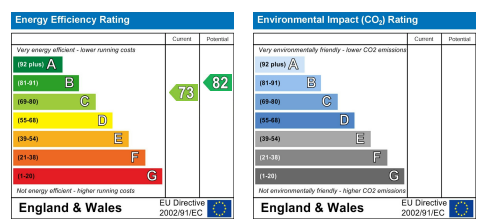
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