



Grove House

Wrexham | | LL12 0AS

£1,995,000

MONOPOLY[®]

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A UNIQUE OPPORTUNITY TO PURCHASE A SPECTACULAR, BESPOKE, CONTEMPORARY, 5 bedroom, 4 bathroom, 4 reception rooms detached house, built in 2019. Located on the Wales/England border near Chester in a semi-rural location with outstanding views to the front and rear. Finished to a very high specification with lots of luxurious extras such as; Lutron Lighting, Surround Sound Systems, Neff Appliances, Marble, Limestone and Porcelain tiles and CCTV security, app controlled underfloor heating in ALL rooms including the garage to name a few. The property is designed with two distinct areas, the first wing at the entrance with the main family living areas, and a second as a leisure and games wing - this second area could easily be adapted into a separate living area to enable MULTI GENERATIONAL LIVING if required. The property briefly comprises: Hallway, huge Kitchen/Dining Room, Drawing Room, Living Room, Cinema Room, Gym, Utility/plant/technology Rooms x 2, (the second of these could be used as a study) plus two Toilet/Cloakroom to the Ground Floor. The the First Floor there is a Principal Bedroom with large Dressing Area and En-Suite Bathroom with Door to the Balcony, Bedroom 2 with En-Suite, Bedroom 3 with En-Suite, Bedroom 4 and 5 with Jack and Jill Luxury Family Bathroom. Air conditioning units in multiple rooms, Externally, an Electric Gate opens onto a brick paved Driveway which extends across the front of the house around to the side leading to the fabulous oversized Triple Garage with Electric Doors with staircase leading to a Large Storage Area above. To the rear is a very Large Lawned Garden with a huge Porcelain Tiled Patio. VIEWING HIGHLY RECOMMENDED

- SPECTACULAR, BESPOKE, CONTEMPORARY HOUSE
- 5 BED., 4 BATH, 4 RECEPTION BUILT 2019
- VERY IMPRESSIVE SPEC WITH ABUNDANCE OF HIGHEND FEATURES
- VERY LARGE GARDEN AND DRIVEWAY
- TRIPLE GARAGE WITH UNDERFLOOR HEATING
- TWO WINGS, 1. FAMILY LIVING 2. GAMES AND LEISURE
- VIEWING HIGHLY RECOMMENDED.



Hallway

24'5" x 12'9" (7.45 x 3.90)

Fabulous hallway, glass walls opening into the living room, drawing room and kitchen/family/dining room. The hallway extends to a second and third hallway, porcelain tiled floor. Ceiling recess with feature light from the first floor down.

Kitchen/Dining/Family Room

28'0" x 26'5" max including utility in one corner (8.55 x 8.06 max including utility in one corner)

Huge kitchen, dining, family space. Feature ceiling with recessed lights. Wide range of bespoke wall, base and drawers in two shades of grey with a very large island to the centre with integrated dishwasher and undercounter drinks fridge. Contemporary marble worktops with inset pop up sockets with usb charger points, sink with Franke boiling and filtered cold water tap, and induction hob with extractor over. The wall of units to the rear wall include Integrated Neff 2 x steam ovens with hide and slide doors, grill/microwave oven, coffee machine and two warming drawers, full height fridge and full height freezer. Glazed bi-fold doors which opens onto the patio. Further windows to the front elevation, door to the utility room.

Utility Room

Built in cupboards to compliment those in the kitchen. A double cupboard contain the Viessmann boiler, pressurised cylinder, underfloor heating controls and electrics. Space for washing machine and tumble dryer. External door to the garden plus a door to the first downstairs toilet - which has a wash hand basin and toilet 2 full height windows. Tiled floor.

Drawing Room

17'7" x 15'7" (5.38 x 4.76)

Large family room with glazed wall and doors to the

hallway, located directly opposite the kitchen. T.V and cat 6 points. Windows to the front elevation. High quality engineered Oak flooring. Feature ceiling with recessed lights

Living Room

22'7" x 12'9" (6.9 x 3.90)

With glazed walls from the hallway and glazing overlooking the garden plus two sliding glazed panels also overlooking the gardens and patios. Carpeted flooring. Feature ceiling with recessed lights. Air conditioning unit.

Further hallway and stairs

Around from the main hallway the hall extends with bi-fold doors to the private patio and oak stairs with glass balustrade rises to the first floor. Steps down to the third hallway with doors to the games room, cinema room, downstairs toilet/cloak room and second utility/plant room/study. Porcelain tiled flooring.

Cinema Room

17'11" x 11'10" (5.48 x 3.63)

Sound proofed with integrated ceiling speakers, 2 full height windows. Cat 6 points. Carpeted flooring. Feature ceiling with recessed lights

Games Room/Gym

23'8" x 16'1" (7.22 x 4.91)

Door to the patio with 4 further opening full height windows, oak herringbone flooring. Feature ceiling with recessed lights. Air conditioning unit.

Downstairs toilet and cloakroom

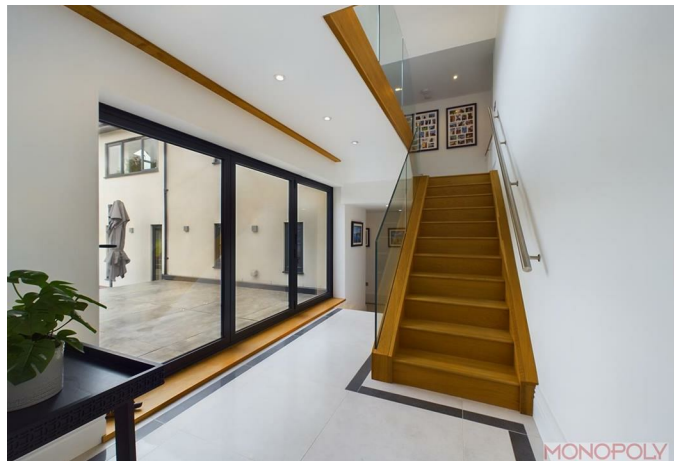
Spacious cloakroom with two wash hand basins, toilet. Window to the side elevation, tiled flooring.

Utility/plant/study

16'6" x 6'9" (5.04 x 2.06)

To one end of the space is the stack units for the





electronics within the property etc. However the remaining 3/4 of the room could be used as a study or similar.

Principle Bedroom

17'8" x 16'2" (5.39 x 4.93)

Fabulous suite with vaulted ceiling. Door to a balcony/roof terrace. Huge feature window as well as velux to the ceiling. Carpeted flooring. Air conditioning unit.

Principle Bedroom Dressing Room Area

13'6" x 11'9" (4.12 x 3.59)

Range of ladies and gentleman's bespoke fitted wardrobes with drawers beneath. Drawers and upholstered stool to the centre. Carpeted flooring, velux window, door to the en-suite.

Principle En-suite

11'8" x 9'6" (3.58 x 2.92)

Luxury contemporary bathroom comprising: huge double ended, double width bath, pair of wash hand basins with vanity drawers beneath, wet room style open shower with oversized rainforest plus hand held shower heads. Limestone tiling. Vaulted ceiling.

Bedroom 2

16'4" x 14'7" max (5 x 4.45 max)

Large bedroom with window to the front elevation, fitted wardrobes, carpeted flooring, electric blinds, door to the en-suite., door to bedroom 5.

Bedroom 2 en-suite

10'4" x 6'2" (3.15 x 1.90)

3 peice white suite comprising: bath with shower over and folding glass style shower screen. Sink with vanity drawer beneath, toilet, limestone tiled floors and walls.

Bedroom 3

14'4" x 12'9" (4.38 x 3.89)

Lovely full height feature window overlooking the garden plus 2 side windows. Vaulted ceiling, carpeted flooring, door to the en-suite. Triple wardrobes with sliding doors. Currently set up and photographed as a sitting/reading room. Air conditioning unit.

Bedroom 3 En-suite

8'2" x 6'5" (2.51 x 1.97)

With white suite comprising: P bath with shower over, wash hand basin with vanity drawers and toilet. Limestone tilting to floor and walls.

Bedroom 4

16'7" x 14'6" (5.06 x 4.43)

Lovely large bedroom with integrated furniture including a dressing table, bedside chest of drawer and wardrobes. Window to the rear, carpeted flooring, door to the family bathroom.

Bedroom 5

15'6" x 12'8" (4.74 x 3.88)

Vaulted ceiling, feature window to the front elevation, carpeted flooring, doors to the family bathroom, bedroom 2 and the hallway. Glazed feature panel to the hallway. This room would make a fabulous playroom or study. (currently set up and photographed as a study)

Family Bathroom

16'0" x 9'10" (4.88 x 3.02)

A very large and luxurious bathroom with doors from from bedrooms 4 and 5 and the landing. Oversized double ended bath, two wash hand basins with vanity beneath. Wet room style open corner shower with rainforest and hand held shower heads. Marble tiled walls and floor. Electric blind.



Triple Garage

Oversized detached triple garage with 3 electric doors and underfloor heating. Stairs to a large storage area in the eaves. Electric and water supply.

Drive and front garden

Electric large sliding gate, plus pedestrian gate. Block paved driveway across the front of the house and leading to further driveway around the house to the garages at the rear of the property.

Rear Landscaped Garden

To the rear there is a huge lawned area and very large porcelain patio areas. Mature trees and shrubs.

Additional Information

Internal doors are Oak Throughout the ground floor and master bedroom the lighting and surround sound is controlled by a Lutron smart technology system which enables you to create lighting scenes within rooms as well as turn all the house lights off when leaving by the touch of a switch, create security lighting scenes when away from the property etc.... Sewage treatment plant... LPG tank to supply heating and heating....Aluminium double glazed windows....

LOT 2

AVAILABLE BY SEPERATE NEGOTIATION. The stables and area of land, located directly opposite the property was bought by the current owner of Grove House some time after he bought the house and is available under separate negotiation from the house.





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

KEY FACTS FOR BUYERS

FOR MORE INFORMATION ABOUT THE PROPERTY PLEASE SEE THE ATTACHED HOME BUYERS SPIRIT REPORT IN WEBLINKS.

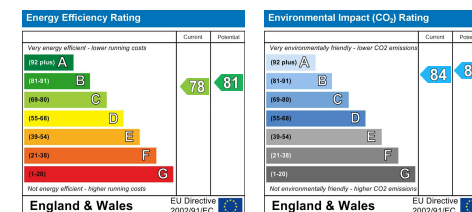


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