



17 Broadoaks

Wrexham | LL12 0FA

£525,000

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A 4 bedroom, 2 bathroom executive family home situated within an exclusive residential development in the desirable village of Rossett. This spacious and versatile property offers 3 reception rooms and a conservatory 4 good size bedrooms, en-suite, ample off road parking and a double garage, all of which can only truly be appreciated when viewing. The popular village of Rossett offers a wealth of local amenities including nice bar/restaurants, shops, primary and secondary and has excellent access to both Wrexham and Chester either via car or the frequent bus service. In brief the property comprises of; hallway, downstairs w.c, lounge, dining room, study, conservatory, kitchen and utility room to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- A spacious 4 bedroom, 2 bathroom executive home
- Exclusive residential development
- Three reception rooms and a conservatory
- En-suite
- Ample off road parking and a double garage
- Desirable village location
- VIEWING HIGHLY RECOMMENDED



Hallway

With carpeted flooring, stairs off to the first floor, door to an under stairs storage cupboard.

Downstairs W.C

Fitted with a modern low level w.c, wash hand basin with vanity unit under, part tiled walls, tiled flooring.

Lounge

16'0" x 14'4" (4.89m x 4.37m)

A spacious lounge with a large box bay window to the front, window to the side, central fireplace with inset living flame gas fire, timber surround and mantel, carpeted flooring.

Dining Room

11'6" x 11'3" (3.52m x 3.44m)

With carpeted flooring, sliding doors into the conservatory, door into the study.

Study

8'5" x 7'10" (2.58m x 2.40m)

With a double glazed window to the rear, carpeted flooring.

Conservatory

10'11" x 9'1" (3.33m x 2.78m)

Upvc double glazed with french doors off to the rear garden, tiled flooring, wall mounted electric heater.

Kitchen

13'10" x 9'9" (4.22m x 2.99m)

Well appointed with a range of matching wall, drawer and base units, granite work surfaces with inset 1 1/2 sink, built in electric double oven and microwave, integrated refrigerator, freezer and dishwasher, part tiled walls, tiled flooring, double glazed window to the rear, door to the utility room.

Utility Room

6'5" x 4'9" (1.97m x 1.47m)

With granite work top, wall units, integrated washing machine and freezer, tiled flooring, part tiled walls, double glazed window, door off to the side.

First Floor Landing

With carpeted flooring, double glazed window to the front, door to an airing cupboard housing the hot water tank.

Bedroom 1

14'4" x 13'10" (4.37m x 4.24m)

Impressively spacious with a large box bay window to the front, window to the side, fitted wardrobes and high level units, carpeted flooring.

En-Suite

Fitted with a low level w.c, wash hand basin with vanity unit under, large shower cubicle, fully tiled walls, double glazed window, tiled flooring.

Bedroom 2

11'5" x 11'3" (3.50m x 3.43m)

With a double glazed window to the rear offering views of the neighbouring field, fitted wardrobes and high level units, carpeted flooring.

Bedroom 3

11'10" x 11'0" (3.62m x 3.36m)

A good size double bedroom with a double glazed window to the rear with views of the neighbouring field, fitted wardrobes, carpeted flooring.

Bedroom 4

11'10" x 6'11" (3.62m x 2.12m)

With a double glazed window to the front, fitted wardrobes and drawers, carpeted flooring.





Family Bathroom

7'10" x 6'9" (2.40m x 2.07m)

Fitted with a white suite comprising of a low level w.c, pedestal wash hand, jacuzzi bath with thermostatic shower over, fully tiled walls, tiled flooring, double glazed window.

Rear Garden

To the rear is a predominantly lawned garden with a paved patio to one corner and benefits from not being overlooked at the back. There is gated access to the front of the property.

Front

To the front of the property is a lawned garden and tarmac driveway providing ample off road parking and leading to a double garage with 2 up and overs door.

Garage

18'1" x 16'11" (5.53m x 5.16m)

With 2 up and over doors, full mains electrics, wall mounted gas boiler.

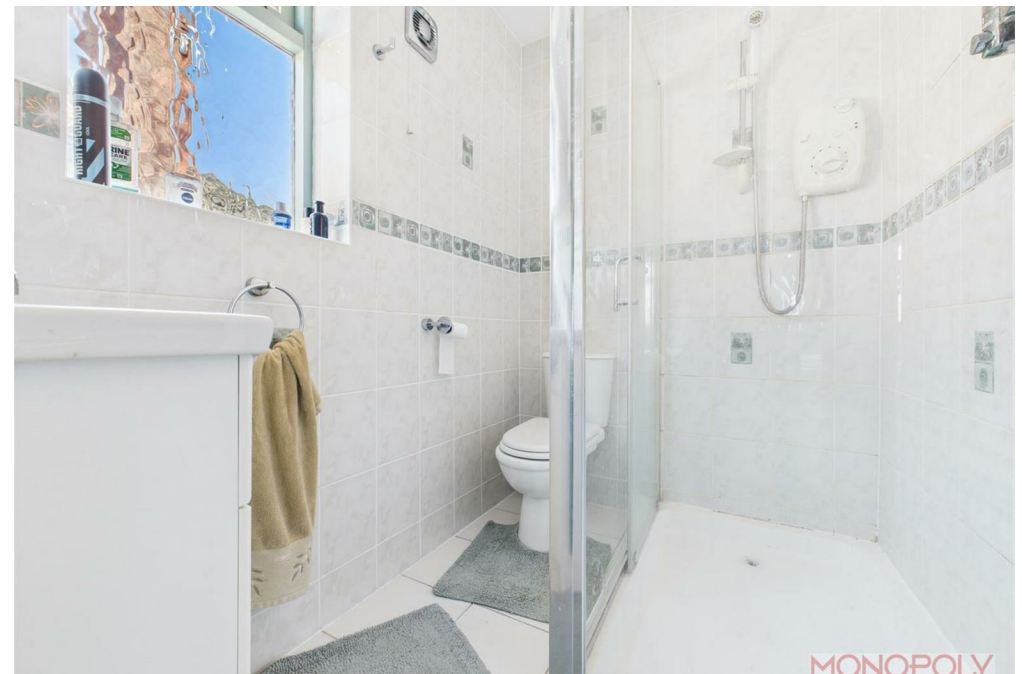
Important Information

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 details must therefore be taken as a guide only.

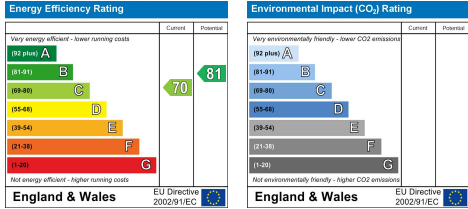
Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.













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