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Rossett | Wrexham | LL12 0EL

£575,000

**MONOPOLY**  
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\*\*\*NEW PRICE, MORE PHOTOS ADDED\*\*\*

Located in the sought after village of Rossett, Wrexham, this impressive detached house on Darland Lane offers a perfect blend of space, comfort, and modern living. Built in 1996 and recently renovated by the current owners, the property boasts a generous 2,039 square feet of well-designed living space, making it an ideal family home. Upon entering, you are greeted by an entrance hall providing access to a beautifully appointed lounge with doors into a sun room. The heart of the home is undoubtedly the stunning kitchen/diner/family room, which seamlessly connects to the reception areas, ensuring that family gatherings and social events are a delight. The ground floor also boasts a walk through pantry, utility, boot room and a wc. The property features four well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The primary bedroom is well proportioned and benefits from a spacious dressing room/walk in wardrobe and an en suite. A family bathroom completes the first floor. Outside, the property is complemented by generous parking facilities, accommodating up to five vehicles, a rare find that adds to the convenience of this home. This delightful home on Darland Lane is perfect for those seeking a spacious and comfortable living environment in a picturesque village setting. With its blend of modern features and ample space, it is sure to appeal to families and professionals alike. Do not miss the opportunity to make this wonderful property your own.

- A FOUR BEDROOM DETACHED HOUSE
- SOUGHT AFTER VILLAGE LOCATION
- BEAUTIFULLY APPOINTED LOUNGE
- STUNNING KITCHEN/DINER OPEN PLAN INTO A FAMILY ROOM WITH LOG BURNER
- WALK THROUGH PANTRY, UTILITY & DOWNSTAIRS WC
- MAIN BEDROOM WITH EN SUITE AND SPACIOUS DRESSING ROOM
- AMPLE OFF ROAD PARKING
- DOUBLE GARAGE
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED!





### Location

Situated in the sought after village of Rossett just a few miles to the south of the historic city of Chester. Chester provides an excellent range of services and facilities, including an award-winning theatre and numerous restaurants and bars. The Grosvenor Pulford Hotel and Spa is within walking distance. The popular village of Rossett just over the Welsh border provides an excellent range of facilities and amenities including a Co Op convenience store, doctors surgery and pharmacy. A good selection of pubs, restaurants and cafes are perfect for dining out with friends and family. There is a good choice of both private and state schools, including the highly regarded independent schools of The King's and Queen's Schools. Darland High School and St. Peter's Church in Wales Primary School ensure excellent local schooling options. Sporting facilities are well catered for with numerous sports clubs, gyms and facilities in and around the City, motor racing at Oulton Park and horse racing at Chester and Bangor-on-Dee. The property is well-placed for commuting to the commercial centres of the North West via the A55 which leads to the M53 and M56 motorway network and the property is within 2 miles of the Chester Business Park. The A55 also leads to the North Wales coast and across to Anglesey. Chester station offers a direct service to London, Euston within 2 hours.

### Entrance Hall

Composite entrance door, wood effect flooring, stairs to first floor, door to lounge, Wc, opening to inner hall.

### Lounge

22'5" x 11'1" (6.85 x 3.39)

A lovely light reception room with wood effect flooring, square bay window to front, double doors to sun room, feature panels to one wall, spotlights.

### Sun Room

10'5" x 10'9" (3.19 x 3.29)

1/3 brick 2/3 glazed, cosy style roof, wood effect floor, French doors to rear garden.

### Inner Hall

Wood effect flooring, double doors to pantry, doors to dining room, utility, boot room and garage.

### Kitchen/Diner

10'0" x 18'9" (3.07 x 5.74)

A stunning range of fitted units with marble effect worktops, inset ceramic sink, mixer tap, single oven, dishwasher, fridge freezer, waste disposal unit, pull out spice racks, central island with induction hob and breakfast bar, glazed sliding doors to rear garden with remote/app control electric blinds, open plan into family room.

### Family Room

13'5" x 8'1" (4.09 x 2.48)

With wood burning stove, timber lintel over, tiled hearth, window to rear, door to inner hall.

### Pantry

7'0" x 8'7" (2.15 x 2.64)

Fitted range of base and drawer units, shelving above, laminate flooring, archway to dining area.

### Utility

6'5" x 6'2" (1.96 x 1.89)

Fitted base unit with complementary worktop, spaces under for washing machine and tumble dryer, shelves, window to side, wood effect flooring.

### Boot Room

5'2" x 4'2" (1.58 x 1.28)

Fitted storage, shelving and coat hooks.

### WC

Wc, hand wash basin, wood effect floor, towel rail, window to side, spotlights.









**First Floor Landing**

Carpet, doors to bedrooms and bathroom, loft access.

**Bedroom One**

13'7" × 11'9" (4.16 × 3.59)

Wood effect flooring, window to rear, air conditioning unit, doors to en suite and walk in wardrobe.

**En Suite**

6'1" × 6'1" (1.87 × 1.87)

Shower enclosure, wc, hand wash basin set in vanity unit, tiled flooring, tiled walls, chrome towel rail, spotlights, window to front.

**Walk in Wardrobe**

20'2" × 9'6" (6.15 × 2.91)

A very generous dressing room/walk in wardrobe with wood effect floor, windows to front and rear, spotlights.

**Bedroom Two**

9'2" × 11'0" (2.80 × 3.37)

Carpet, window to front.

**Bedroom Three**

10'7" × 9'9" (3.25 × 2.98)

Carpet, window to rear.

**Bedroom Four**

7'5" × 8'6" (2.28 × 2.61)

Laminate flooring, window to rear.

**Bathroom**

6'0" × 12'7" (1.85 × 3.85)

P shape bath with electric shower over, wc, hand wash basin, airing cupboard, tiled floor, part tiled walls, spotlights, window to front.

**Garage**

17'0" × 16'6" (5.19 × 5.04)

Double garage with power and lighting.

**Outside**

Front - Tarmac drive leading to double garage and the front door, grave area adjacent garage big enough to park a car on in, so total space for up to five cars.

Rear Garden - Patio adjacent house, lawn, planted borders, raised deck to rear corner, enclosed with fencing.

**Additional Information**

Oil fired central heating...Recently installed upvc double glazed windows...freehold

**IMPORTANT INFORMATION**

\*Material Information interactive report 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.

#### 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 01978 800186 to find out more.

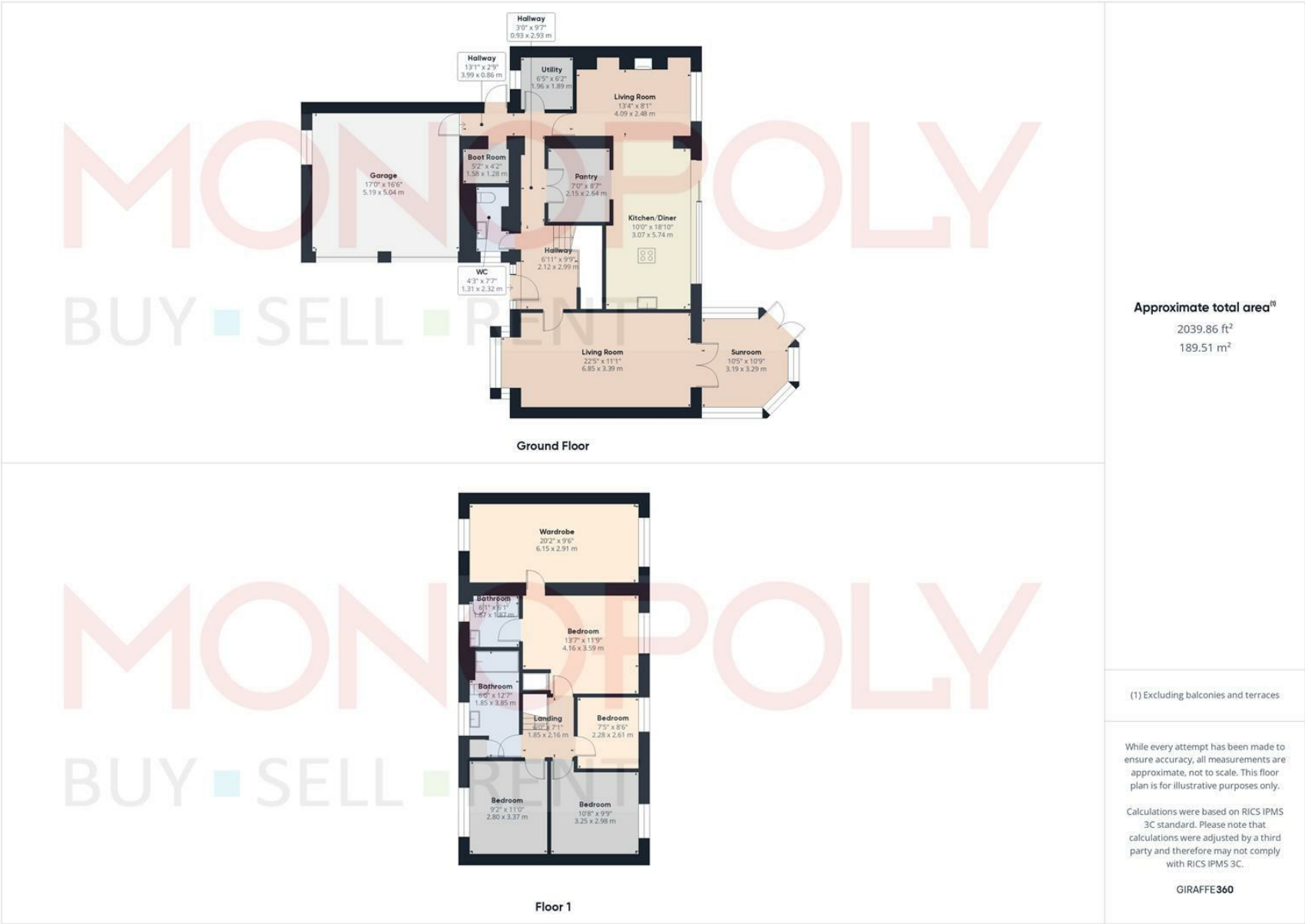
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

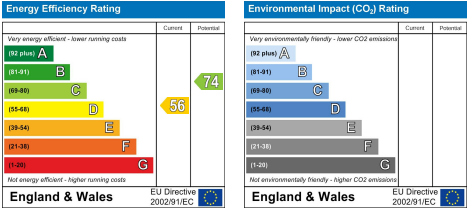








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