



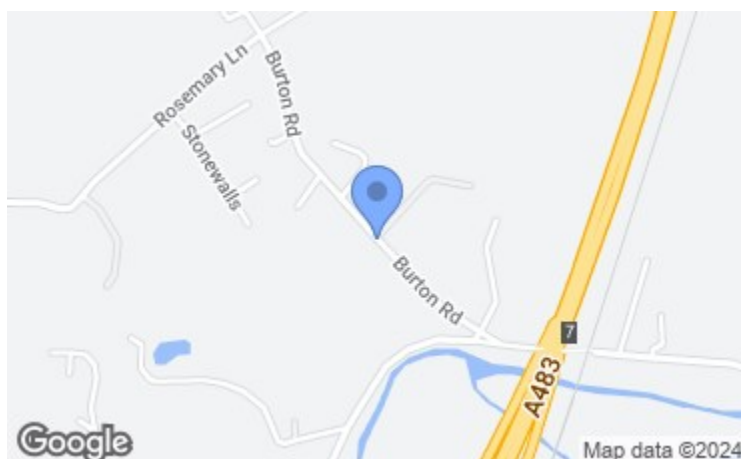
GROUND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR 1,488 SQ.FT. FLOOR 1 1,123 SQ.FT.  
EXCLUDED AREAS - STORE 13 SQ.FT.  
TOTAL 2,601 SQ.FT.



FLOOR 1

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		39	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Dovecot, 3 The Paddocks Burton Road**  
Burton, Rossett, Wrexham  
LL12 0HU

**£590,000**

A character four bedroom detached former farmhouse forming part of a small development at 'The Paddocks' ideally positioned just off Burton Road in Burton and close to the village of Rossett. This expansive home boasts a flexible and welcoming layout, its grand façade adorned with a mix of rustic textures and charming details, hints at the warmth and versatility within. The farmhouse's interior is a harmonious blend of traditional charm and modern functionality, featuring large living spaces that seamlessly flow into one another. The heart of the home is a spacious kitchen fitted with a bespoke range of kitchen furniture and a Rayburn oil fired range cooker, serving as a focal point for gatherings and culinary adventures. In total there are three reception rooms including an impressive dining/sitting room with beamed ceiling, a formal living room featuring a cast-iron log burner and a family room located off the kitchen. There is also a large utility room with a staircase to a fourth bedroom and a downstairs shower room. This area of the home could easily be used as a self-contained annex as there is independent door access to the side by way of a porch and could offer independence for an older or young adult member of the family. To the first floor there is a landing with beautiful exposed floorboards, three good sized bedrooms and a family bathroom with double ended bath and walk-in shower. The Paddocks is approached via a private driveway which provides access to single garage within the courtyard. A driveway to the side of the property leads to a further garage/workshop attached to which there is a covered store and home office/gym. To the rear there is a courtyard area with brick paving, raised beds with wooden sleepers and lawn which extends around to the side with Indian stone flagged patio, raised bed and ornamental rockery with water feature.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

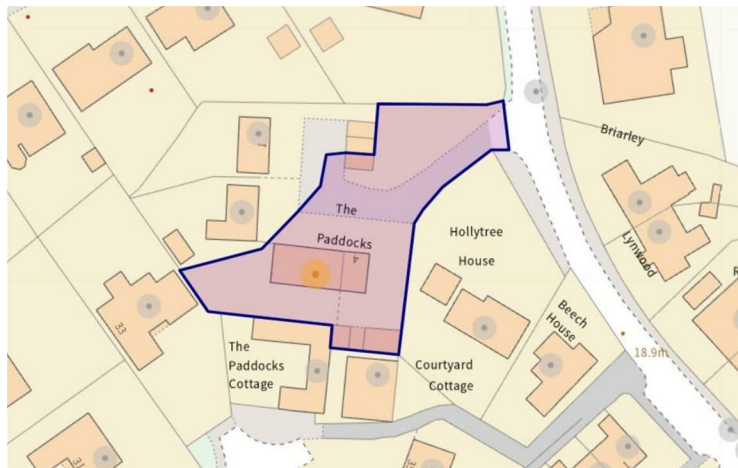
Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION



Burton is a small village in the community of Rossett and is predominantly rural in nature. Rossett is geographically located near to the Welsh and English border towns of Wrexham and Chester. In terms of amenities Rossett is well served by schools, a local store, pharmacy, doctors' surgery and dentist. The village, being close to Wrexham and Chester, also has two popular hotels: Lyndir Hall Hotel and Rossett Hall Hotel, a converted mid-18th Century house. Local public houses include The Golden Lion and The Alyn, both located centrally in Rossett. The Grosvenor Hotel in Pulford and the Nags Head in Lavister are also nearby. Road communications are excellent, being close to the A483 Wrexham by-pass which connects to the Chester Southerly by-pass facilitating access to the national motorway network. The Wrexham Industrial Estate, Chester Business Park and Deeside Industrial Park are all within daily commuting distance, as are the larger centres of Liverpool and Manchester which are served by international airports.



THE ACCOMMODATION COMPRISES:

DINING ROOM/SITTING AREA

7.26m x 4.95m narrowing to 3.20m (23'10" x 16'3" narrowing to 10'6")



Period wooden panelled entrance door, two double radiators with thermostats, four wall light points, feature painted beamed ceiling, chimney breast with decorative brick fireplace and mantel, telephone point, double glazed window overlooking the front, beautiful cast-iron multi-paned window overlooking the rear, and staircase to first floor. Wooden panelled latch lever cottage style doors to the breakfast kitchen and living room.



GARAGE/STORE

5.99m width x 4.29m depth (19'8" width x 14" depth)



With double opening wooden doors, a stable type door, two fluorescent strip lights, oil storage tank and two double power points.

SINGLE GARAGE

5.08m x 2.67m (16'8" x 8'9")



Single garage located within the courtyard with an up and over garage door, power and light.

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road. Continue past the Chester Business Park and on reaching the A55 roundabout proceed straight across. At the next roundabout continue straight across onto the A483. Then take the first exit signposted Rossett and Llay and at the top of the slip road turn right, back over the bypass. Continue across the small roundabout and take the first right signposted Burton. Follow Burton Road, around the sharp bend, for approximately a quarter of a mile and The Paddocks will be found on the left hand side shortly after the turning to Poplar Row.

AGENTS NOTES

- \* There is a smart meter for the electric.
- \* Oil fired central heating.
- \* Mains electric, water and drainage are connected.

TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

\* Council Tax Band G - Wrexham County Borough Council.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRASERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



**OFFICE/GYM**  
3.96m; 2.74m x 3.25m (13;9" x 10'8")



Vaulted ceiling with ceiling light point, exposed timbers, feature painted brickwork, two double power points, telephone point, laminate wood strip flooring, and full height double glazed triple window.

**REAR GARDEN**



To the rear there is a courtyard area with brick paving, raised beds with wooden sleepers and lawn which extends around to the side with Indian stone flagged patio, raised bed and ornamental rockery with water feature. The garden is enclosed by brick walling and wooden fencing.

**COVERED AREA**  
4.32m x 2.41m (14'2" x 7'11")  
Useful covered storage area with light. Door to home office/gym.



**LIVINGROOM**  
7.06m x 3.86m plus recess (23'2" x 12'8" plus recess)



Double glazed window overlooking the front, two single glazed windows to the side and a large picture window overlooking the garden, five wall light points, two picture light points, double radiator with thermostat, and chimney breast with brick fireplace and quarry tiled hearth housing a cast-iron log burner.

**BREAKFAST KITCHEN**  
7.16m overall x 3.73m (23'6" overall x 12'3")



Fitted with a bespoke range of kitchen furniture incorporating drawers, cupboards, glazed cabinets, a wine rack and shelving with oak worktops incorporating a breakfast bar area. Inset twin bowl Belfast style sink unit with chrome mixer tap and additional single bowl ceramic sink unit with chrome mixer tap. Chimney breast with tiled recess housing a Rayburn oil fired range cooker with two hotplates and double oven. Fitted four-ring ceramic electric hob with extractor above, and built-in electric double oven and grill. Integrated fridge/freezer, plumbing and space for dishwasher, beamed ceiling with ceiling light points and spotlighting, contemporary column style radiator, part quarry tiled floor and part oak strip flooring, space for small breakfast table and chairs, thermostatic heating controls, double glazed window overlooking the front, double glazed window overlooking the rear, useful built-in under-stairs storage cupboard with fitted shelving and light point, and built-in cupboard housing a Worcester oil fired central heating boiler, the electrical consumer board, electric meter, shelving, light point, and central heating and hot water controls. Steps with opening to the family room, and stable type door to outside.



**FAMILY ROOM**  
4.67m x 3.28m (15'4" x 10'9")



Wooden panelled walls, recessed LED ceiling spotlights, two wall light points, access to roof space, oak wood strip flooring, TV aerial point, double glazed window to the side, and two double glazed windows overlooking the rear. Wooden panelled latch lever cottage style door leading through to the utility area.

**UTILITY AREA**  
3.35m x 2.95m extending to 4.65m (11' x 9'8" extending to 15'3")



Fitted wooden worktop with inset ceramic sink unit, chrome mixer tap and storage cupboard beneath, plumbing and space for washing machine, space for tumble dryer, painted beamed ceiling, single radiator with thermostat, quarry tiled floor, telephone point, double glazed window overlooking the front, electrical consumer board, and staircase to a separate first floor bedroom. Door to downstairs shower room and glazed door to side porch.

**DOWNSTAIRS SHOWER ROOM**

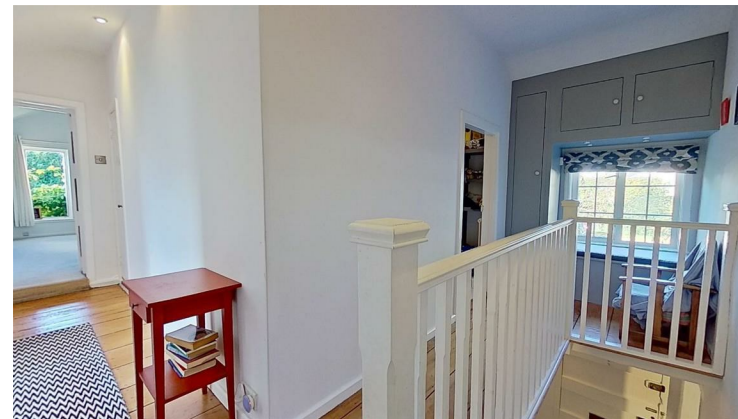


Comprising: shower enclosure with Aqualisa electric shower, glazed shower screen and glazed door; low level WC; and pedestal wash hand basin. There is wet boarding fitted to the walls,

quarry tiled floor, chrome ladder style radiator, panelled ceiling, two ceiling light points, fitted wall mirror, Ventaxia extractor, and double glazed window.

**SIDE PORCH**  
With quarry tiled floor, double glazed window and wooden door to outside.

**FIRST FLOOR LANDING**



Beautiful exposed floorboards, ceiling light point, two semi recessed ceiling spotlights, spindled balustrade, storage cupboard with fitted shelving, and double glazed window overlooking the front with fitted bench seat, and storage cupboards to the side and above. Wooden panelled doors to bedroom one, bedroom two, bedroom three and family bathroom.

**BEDROOM ONE**  
4.52m x 3.84m (14'10" x 12'7")



Feature vaulted style ceiling with exposed purlins and ceiling light point, double radiator, double glazed window overlooking the front, and two single glazed windows to the side.

**BEDROOM TWO**  
4.72m max x 3.63m max (15'6" max x 11'11" max)



Double glazed window overlooking the front, recessed LED ceiling spotlights, and double radiator with thermostat.

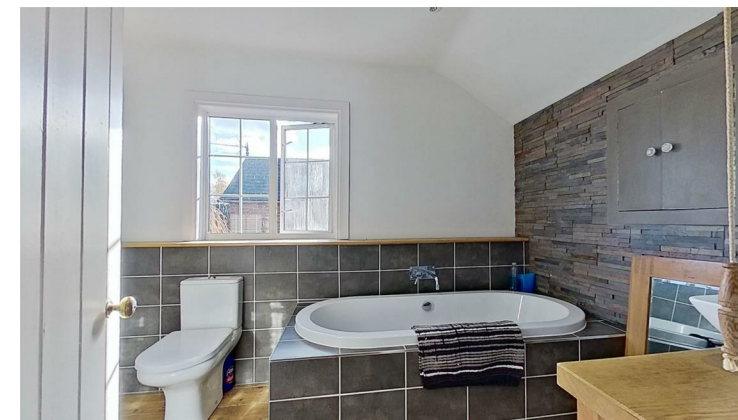


**BEDROOM THREE**  
3.43m x 2.67m plus recess (11'3" x 8'9" plus recess)



Double glazed window overlooking the front with fitted bench seat, double storage cupboard above, open shelving to side, double wardrobe, painted exposed floorboards, ceiling light point, access to loft space, and double radiator with thermostat.

**FAMILY BATHROOM**  
4.06m max x 2.26m max (13'4" max x 7'5" max)



Large family bathroom with modern suite comprising: double ended bath with wall mounted mixer tap and tiled surround; oak wash stand with wash hand basin and mixer tap; low level dual-flush WC; and walk in tiled shower enclosure with canopy style shower head, extendable shower attachment, glazed shower screen and tiled shelf. Chrome towel radiator, wood effect tiled floor, recessed LED ceiling spotlights, double glazed window, access to loft space, illuminated mirror fronted medicine cabinet, electric shaver point, feature slate tiled wall, and built-in cupboard housing a pressurised unvented water heater.

**BEDROOM FOUR**  
4.65m x 3.38m (15'3" x 11')



With two single glazed multi-paned windows overlooking the front, double glazed window to side, single radiator with thermostat, wall light point, and spindled balustrade.

**OUTSIDE**



The property forms part of a small courtyard style development at The Paddocks which is approached via a sweeping gravelled driveway. To the front there is mature shrubbery and trees with a quarry tiled path, outside light and external letterbox. Within the courtyard there is a single brick-built garage with an up and over garage door. To the right of the main driveway there is a useful parking area with mature trees. A driveway at the side leads to a range of outbuildings incorporating a garage/store, covered store area and home office/gym. A wooden gate from the driveway provides access to the side and rear gardens.

