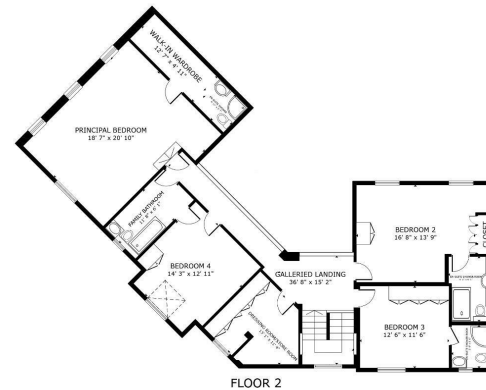
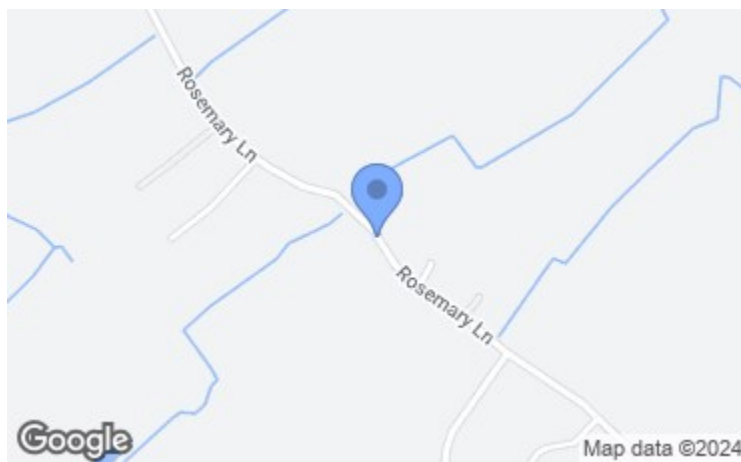


FLOOR 1
GROSS INTERNAL AREA
FLOOR 1 2,355 sq.ft. FLOOR 2 1,522 sq.ft.
TOTAL 3,877 sq.ft.



FLOOR 2
GROSS INTERNAL AREA
FLOOR 1 2,355 sq.ft. FLOOR 2 1,522 sq.ft.
TOTAL 3,877 sq.ft.



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		55	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The Hollies Rosemary Lane
Burton, Rossett, Wrexham
LL12 0LA

£750,000

* LARGE INDIVIDUALLY DESIGNED DETACHED RESIDENCE * BEAUTIFULLY FITTED KITCHEN WITH AGA OVEN AND WELL APPOINTED BATHROOMS. A well presented four/five bedroom detached house occupying a pleasant position close to open countryside in Burton and close to the popular village of Rossett. The accommodation briefly comprises: porch, entrance hall, impressive dining hall with vaulted ceiling and patio doors to outside, beautifully fitted kitchen with granite worktops and electric AGA, living room, additional reception room/bedroom, downstairs shower room, large rear porch, feature galleried style landing, large principal bedroom with walk-in wardrobe/en suite shower room, bedroom two with fitted bedroom furniture and en-suite shower room, bedroom three with fitted furniture and en-suite shower room, bedroom four with interconnecting family bathroom and separate store room/dressing room with full height wardrobes to the length of one wall. The property benefits from oil fired central heating, has UPVC double glazed windows and a burglar alarm. The property is approached via a gated driveway which leads to a double garage with electronic roller shutter door. There are established gardens to the front and rear which are fully enclosed by established hedging and fencing. There is no onward chain involved in the sale of this property.

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: Llyndir 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:

PORCH

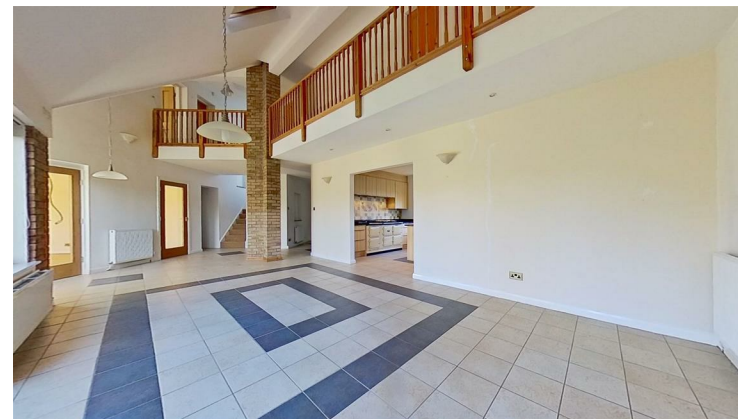
2.06m x 0.76m (6'9" x 2'6")

Double opening UPVC arched entrance doors with double glazed insert, wooden panelled ceiling with ceiling light point, exposed brickwork and tiled floor. UPVC double glazed door with full height double glazed side panels at each side to the entrance hall.

ENTRANCE HALL

Ceiling light point, double radiator with thermostat, telephone point, tiled floor, and recessed display niche with granite shelf. Open-plan to dining hall.

DINING HALL



Impressive dining hall family room with feature vaulted ceiling with three double glazed Velux



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 second turning into Croeshowell Lane. Follow Croeshowell Lane and at the T junction turn right into Rosemary Lane. Follow Rosemary Lane and after a short distance turn right into Roseway. The gated entrance to The Hollies will then be found on the right hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band H - Wrexham County Borough Council.

AGENT'S NOTES

- * Oil fired central heating.
- * The property is on a water meter.
- * There is an intruder alarm installed.
- * Mains water, electricity and drainage connected.
- * The 'living flame' gas fire in the living room is LPG.

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.

EXTRA SERVICES

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



BEDROOM FOUR

3.96m max x 3.89m (13' max x 12'9")



Fitted with a modern range of bedroom furniture incorporating a double wardrobe, chest of drawers and two bedside cabinets. Feature Velux double glazed window with roof light, ceiling light point, and single radiator. Connecting door to the family bathroom.

FAMILY BATHROOM

3.25m x 1.85m (10'8" x 6'1")



Modern bathroom with white suite and chrome style fittings comprising: panelled bath with mixer tap; fitted worktop with wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC with concealed cistern. Part-tiled walls, tiled floor, recessed ceiling spotlights, extractor, chrome ladder style radiator with thermostat, electric shaver point, and UPVC double glazed window with obscured glass.

DRESSING ROOM/STORE



Full height fitted wardrobes to the length of one wall incorporating three double wardrobes and a single wardrobe with hanging space and shelving. UPVC double glazed window overlooking

the front, single radiator with thermostat, ceiling light point, access to loft space, and recess with slatted shelving with single radiator.

OUTSIDE FRONT



The property occupies a generous sized plot at the corner of Rosemary Lane and Roseway and is approached via a tarmac driveway with double opening remote controlled electronic metal gates which lead to an integral double garage. To the front there is a further tarmac driveway area with brick edging and lawn, being enclosed by laurel and holly hedging which features four mature holly trees. Oil storage tank.

DOUBLE GARAGE

6.43m x 5.51m (21'1" x 18'1")

Remote controlled electronic roller shutter door, two fluorescent strip lights, single bowl stainless steel sink unit, UPVC double glazed window, power and a freestanding Worcester Greenstar Heat Slave 25/32 oil fired central heating boiler.

OUTSIDE REAR

To the rear there is a flagged patio and neatly laid lawned garden with mature shrubbery, being enclosed by fencing with a variety of climbing plants and mature hedging.



roof lights and galleried landing, double radiator with thermostat, single radiator with thermostat, two ceiling light points, four wall light points, provision for wall mounted flat screen television, digital thermostatic heating controls, exposed brick pillar, staircase to the first floor with built-in understairs storage cupboard, UPVC double glazed windows overlooking the rear garden, and double glazed sliding patio doors to outside. Double opening and single glazed doors to the living room, opening to the breakfast kitchen, opening to lobby, personal door to the garage, and UPVC double glazed door to the rear porch.



KITCHEN

6.20m max x 3.94m into bay (20'4" max x 12'11" into bay)



Fitted with a comprehensive range of modern base and wall level units incorporating drawers, cupboards, three pull-out larder units and a tall glazed cabinet with granite worktops and matching upstands. Inset one and half bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Matching island unit with storage cupboards and granite worktop incorporating a breakfast bar area. Electric AGA with two hot plates, double oven and warming oven, and separate four-ring AGA electric hob with grill and oven. Space for American style fridge freezer with cold water supply, housing for microwave, double radiator with thermostat, recessed ceiling spotlights, tiled floor. telephone point, UPVC double glazed bay window and UPVC double glazed window overlooking the front.



LIVING ROOM

5.94m x 4.32m (19'6" x 14'2")



Feature 'living flame' coal effect gas (LPG) fire with marble fireplace surround, insert and hearth, two UPVC double glazed windows overlooking the rear garden, two ceiling light points, three wall light points, double radiator with thermostat, TV aerial point, and laminate wood strip flooring.

LOBBY

1.47m x 0.99m (4'10" x 3'3")

With tiled floor. Oak doors to reception room/bedroom five and downstairs shower room.

RECEPTION ROOM/BEDROOM FIVE

3.94m x 3.51m (12'11" x 11'6")



UPVC double glazed window, ceiling light point, double radiator with thermostat, oak wood strip flooring, television aerial point, and telephone point.

DOWNSTAIRS SHOWER ROOM

2.36m x 1.83m (7'9" x 6')



Well appointed suite in white with chrome style fittings comprising: walk-in shower enclosure with wall mounted mixer tap, shower attachment and glazed shower screens; fitted granite worktop with semi-inset wash hand basin, mixer tap and storage cupboards beneath; and low level dual-flush WC with concealed cistern and granite worktop. Travertine tiled walls, travertine tiled floor, illuminated wall mirror, recessed ceiling spotlights, chrome ladder style towel radiator, UPVC double glazed window with obscured glass, and extractor.

REAR PORCH

5.59m x 1.47m (18'4" x 4'10")

Wooden panelled ceiling, two ceiling light points, exposed brickwork, cold water tap, tiled floor and wide opening to the garden.

FIRST FLOOR GALLERIED STLYE LANDING



Galleried style landing with spindled balustrade and exposed brick pillar, spotlighting, two smoke alarms, and ceiling light point. Doors to the principal bedroom, bedroom two, bedroom three, bedroom four, family bathroom and dressing/store room.

PRINCIPAL BEDROOM

6.35m x 5.51m (20'10" x 18'1")



Large principal bedroom with a UPVC double glazed window overlooking the front, three UPVC double glazed windows to the side with views over farmland, fitted dressing table and two bedside cabinets, two ceiling light points, television aerial point, two single radiators, and telephone point. Door to walk-in wardrobe/shower room.

WALK-IN WARDROBE

3.81m x 1.37m (12'6" x 4'6")



Open wardrobes with hanging space and shelving.

SHOWER AREA

1.70m x 1.37m (5'7" x 4'6")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Mira mixer shower and curved glazed sliding doors; low level dual-flush WC; and wash hand basin with mixer tap and storage cupboard beneath. Tiled walls, illuminated wall mirror, extractor, electric shaver point, tiled floor, and chrome ladder style towel radiator.

BEDROOM TWO

5.92m max x 4.32m (19'5" max x 14'2")



Fitted with a comprehensive range of bedroom furniture incorporating full height wardrobes, a dressing table, chest of drawers and two bedside cabinets. Two UPVC double glazed windows overlooking the rear garden, two ceiling light points, double radiator with thermostat, telephone point. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.82m x 1.88m max (9'3" x 6'2" max)



Modern fitted shower room with white suite comprising: walk-in tiled shower enclosure with

wall mounted mixer tap, extendable shower attachment and glazed shower screens; fitted worktop with semi-inset wash hand basin, mixer tap and storage cupboards beneath; and low level WC with concealed cistern and granite worktop. Illuminated wall mirror, electric shaver point, extractor, ceiling light point, tiled floor, fully tiled walls, and chrome ladder style towel radiator.

BEDROOM THREE

3.99m x 3.51m (13'1" x 11'6")



Fitted with a modern range of bedroom furniture incorporating three double wardrobes, a dressing table and two bedside cabinets. UPVC double glazed window overlooking Rosemary Lane at the front, ceiling light point, and single radiator with thermostat. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

1.80m x 1.80m (5'11" x 5'11")



Modern fitted shower room comprising: tiled shower enclosure with Mira electric shower and curved glazed sliding doors; fitted granite worktop with inset wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC with concealed cistern and granite worktop. Fully tiled walls, tiled floor, radiator with towel rail, ceiling light point, extractor, and UPVC double glazed window with obscured glass.