

Cavendish

ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Gainsborough The Green

Rossett, Wrexham,
LL12 0DS

£620,000

* FLEXIBLE LAYOUT IDEAL FOR A FAMILY * INDIVIDUALLY DESIGNED DETACHED HOUSE. A large five bedroom detached family home centrally located within the popular village of Rossett. The accommodation briefly comprises: open porch, reception hallway with walk-in store, downstairs WC, dining kitchen with integrated appliances, large dual-aspect living room with contemporary log burner and patio doors to outside, study, sitting room, bedroom five with adjoining dressing room and en-suite shower room, galleried style landing, principal bedroom with balcony, bedroom two, bedroom three, bedroom four and family bathroom with double ended bath and separate shower. The property benefits from gas fired central heating with a Worcester combination boiler which has been annually serviced by Worcester. The property occupies a pleasant position along The Green, which has recently been changed to a one way road, and is close to the centre of Rossett village. The house is approached via a gated driveway with mature shrubbery and trees. To the rear the garden is laid to lawn with an Indian stone paved terrace, lower patio, decorative stone area with summerhouse. The garden is well stocked with a variety of mature shrubs and trees and enjoys a good degree of privacy and a sunny aspect. If you are looking for a family sized home in a popular village location, close to a wide range of village amenities, then we would strongly urge you to view.

LOCATION



Rossett is geographically located near to the Welsh and English border towns of Wrexham (approximately 6.5 miles) and Chester (approximately 7.5 miles). The Village sits close to the Wales-England border and is built on the banks of the River Alyn which is a tributary of the River Dee 1.5 miles downstream. Rossett's neighbouring villages are Marford, Burton, Pulford and Holt. In terms of amenities, Rossett is well served by excellent schools, a Co-op, pharmacy, Fouzi's Italian Cafe, 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 Dog & Pickle in Lavister are also nearby.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH



Large canopy porch with bin storage area, outside water tap, and panelled ceiling with two outside light points. Wooden panelled entrance door with glazed side panel to the reception hall.

RECEPTION HALL



Coved ceiling with two ceiling light points, mains connected smoke alarm, porcelain tiled floor, thermostatic heating controls, single radiator, and turned spindled staircase to the first floor with built-in understairs storage cupboard. Doors to the dining kitchen, secondary kitchen/day room, study, sitting room, downstairs WC and walk-in store cupboard.

DOWNSTAIRS WC

1.85m x 0.94m (6'1" x 3'1")

Comprising: low level WC and pedestal wash hand basin with mixer tap and tiled splashback. Single radiator with thermostat, ceiling light point, porcelain tiled floor, and UPVC double glazed window with obscured glass.

WALK-IN STORE

1.35m x 0.81m (4'5" x 2'8")

Light point, fitted shelving, hanging for cloaks, radiator, and porcelain tiled floor.

STUDY

2.90m x 2.51m (9'6" x 8'3")



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, and single radiator with thermostat.

DINING KITCHEN

6.81m max x 3.94m plus recess (22'4" max x 12'11" plus recess)



Fitted with a modern range of oak fronted base and wall level units incorporating drawers and cupboards with laminate worktops. Twin bowl ceramic sink unit with chrome mixer tap. Fitted four-ring Neff ceramic electric hob, built-in Neff fan assisted oven and grill, integrated Neff microwave, fridge/freezer and dishwasher. Wooden panelled ceiling with five ceiling light points, mains connected heat alarm, double radiator with thermostat, space for dining table and chairs, porcelain tiled floor, space for sofa, and UPVC double glazed door to outside. Door to bedroom three.



LIVING ROOM

7.90m x 4.24m (25'11" x 13'11")



Chimney breast with contemporary log burner, ceiling light point, engineered oak flooring, two double radiators, UPVC double glazed bay window overlooking the front and UPVC double glazed sliding patio doors to the rear garden.



BEDROOM FIVE

5.23m x 2.59m (17'2" x 8'6")



UPVC double glazed window overlooking the front, ceiling light point, access to loft space, single radiator with thermostat, mains connected smoke alarm, and built-in cupboard housing electric meter and electrical consumer board. Doors to the dressing room and en-suite shower room.

DRESSING ROOM

4.06m x 2.39m (13'4" x 7'10")



UPVC double glazed window overlooking the front with obscured glass, UPVC double glazed window to side, plumbing for a washing machine. ceiling light point, single radiator with thermostat, engineered oak strip flooring, pedestal wash hand basin, and low level dual-flush WC.

EN-SUITE SHOWER ROOM

2.77m x 2.36m (9'1" x 7'9")



Modern white suite comprising: tiled shower enclosure with wall mounted mixer shower, extendable shower attachment, canopy style rain shower head and glazed shower screens; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, fitted wall mirror, glass shelf, chrome ladder style electric radiator, tiled floor, extractor, recessed ceiling spotlights, ceiling light point, single radiator with thermostat, UPVC double glazed window with obscured glass, and door to built-in boiler cupboard.

BOILER CUPBOARD

2.77m max x 2.36m max (9'1" max x 7'9" max)

Light point, mains connected carbon monoxide alarm, and a floor mounted Worcester condensing boiler.

SITTING ROOM

4.27m x 3.40m (14' x 11'2")



UPVC double glazed window overlooking the rear, double radiator with thermostat, coved ceiling, ceiling light point, TV aerial point, and engineered oak flooring.

FIRST FLOOR

GALLERIED LANDING AREA

7.92m max x 5.72m narrowing to 2.92m (26' max x 18'9" narrowing to 9'7")



With wooden spindled balustrade, UPVC double glazed window overlooking the front, engineered oak flooring, and access to a part-boarded loft space with light point. Doors to bedroom one, bedroom two, bedroom three, bedroom four and the family bathroom.

BEDROOM ONE

4.22m x 4.01m (13'10" x 13'2")



Ceiling light point, double radiator with thermostat, and double glazed sliding patio doors to the balcony.

BALCONY

Wrought iron railings, and views over the rear garden.

BEDROOM TWO

4.29m x 3.66m (14'1" x 12')



UPVC double glazed window overlooking the front, ceiling light point, and double radiator with thermostat.

BEDROOM THREE

3.96m x 2.77m (13'0" x 9'1")



UPVC double glazed window overlooking the front, engineered oak flooring, ceiling light point and single radiator with thermostat.

BEDROOM FOUR

3.89m x 2.79m (12'9" x 9'2")



UPVC double glazed windows overlooking the rear, engineered oak flooring, ceiling light point, and single radiator with thermostat.

FAMILY BATHROOM

2.95m x 2.41m (9'8" x 7'11")



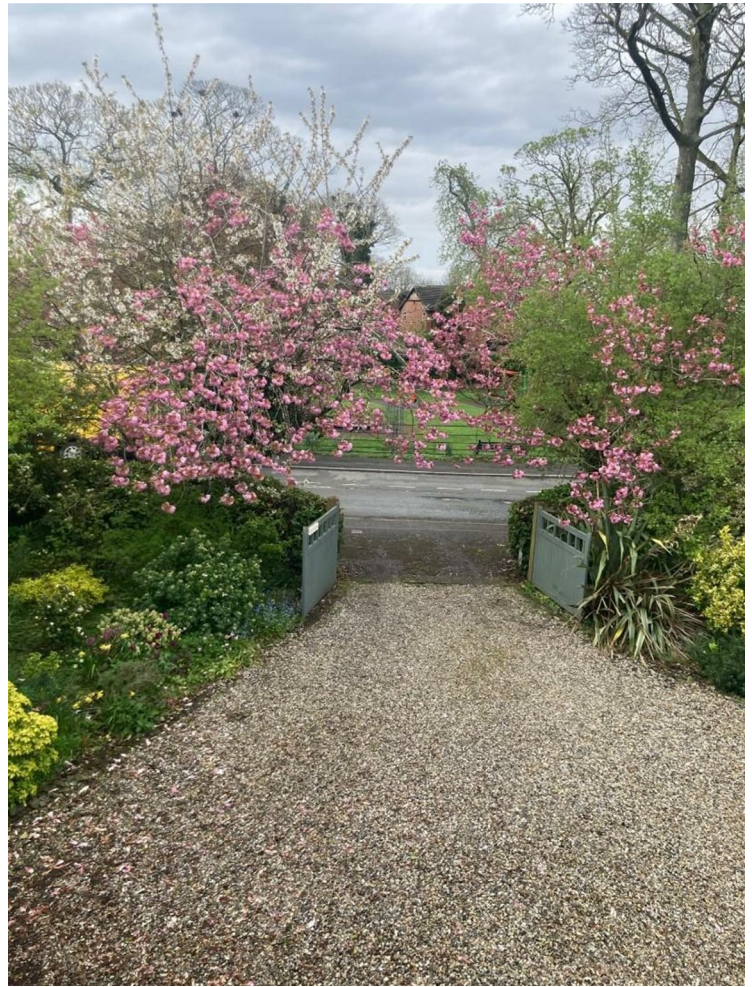
Spacious bathroom comprising: double ended freestanding bath with mixer

Gainsborough The Green, Rossett, Wrexham, LL12 0DS

tap; pedestal wash hand basin; low level WC; and tiled shower enclosure with canopy style rain shower head, extendable shower attachment, glazed shower screen and glazed door. Fully tiled walls, tiled floor, chrome ladder style towel radiator, two ceiling light points, double radiator, and two UPVC double glazed windows with obscured glass.

OUTSIDE FRONT

The property occupies a pleasant position along The Green in a central location within Rossett. Gainsborough is approached via a gravelled driveway with double opening wooden gates flanked at each side by deep well stocked borders. A gated pathway at the side provides access to the rear garden.



OUTSIDE REAR



To the rear there is a lawned garden with Indian stone flagged terrace, well stocked borders, a raised border with wooden sleeper edging, lower flagged patio area, and summerhouse with decorative stone seating area. Timber garden shed, outside water tap, and outside sensor light. The garden enjoys a

good degree of privacy and is fully enclosed by fencing and hedging with a number of mature trees.



DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the Expressway continue straight across onto a stretch of dual carriageway. After a short distance then take the turning left signposted Eccleston and Pulford onto the A5445. Follow the road past the Grosvenor Garden Centre and through the villages of Pulford and Lavister. Continue into the village of Rossett and immediately before the Rossett Hall Hotel, take the turning left into The Green. At the T junction turn right, follow the road past Harwoods Lane, and the property will be found after a short distance on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band G - Wrexham County Borough Council.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

* The property is on a water meter.

* Virgin cable is connected to the house, providing a high-speed internet service.

* There are smart meters for gas and electricity provided by E-On Next.

* The Worcester boiler has been annually serviced by Worcester.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



Total area: approx. 208.6 sq. metres (2247.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		64	
(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	

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 Residential.

