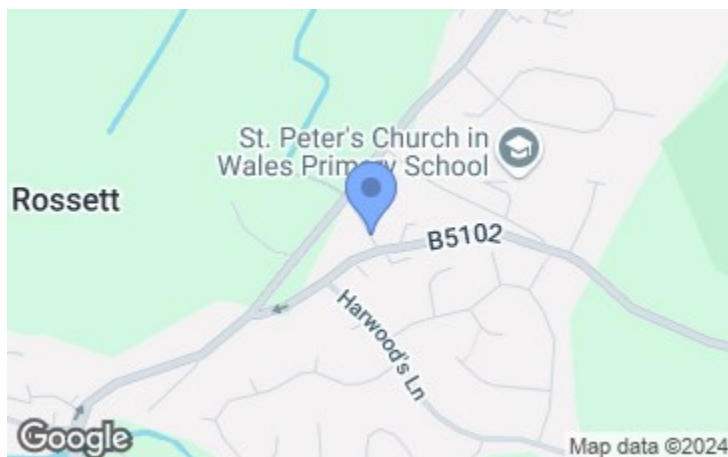




Total area: approx. 208.8 sq. metres (2247.8 sq. feet)



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			
<b>England &amp; Wales</b>		64	76
	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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

## Gainsborough The Green

Rossett, Wrexham,  
LL12 0DS

**£575,000**

\* 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.

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



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

laminated 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.