



Wynnstay Lane

Marford, Wrexham LL12 8LF

£685,000

*** STUNNING HOUSE * FINISHED TO HIGH STANDARD * SUPERB FAMILY HOME.** Situated in this popular location on Wynnstay Lane in the residential village of Marford, an opportunity to purchase this executive detached family home. The property has been designed to generous proportions and offering; reception hallway, large living room and opening onto the dining room, fantastic open-plan breakfast kitchen with dining area and family room, WC, utility room, study, sitting room, landing, principal suite with two walk-in wardrobes and large en-suite shower room, guest suite with en-suite shower room, two further excellent sized bedrooms and a well appointed family bathroom. Externally there are superb fully landscaped gardens to the front and rear with a delightful rose garden and orchard. The property is accessed via a large driveway with electric gates and a detached double garage. The property benefits from an excellent degree of privacy and a sunny aspect. If you are looking for a ready to move into home with the WOW factor then we would strongly urge you to view.

LOCATION

The property is within easy travelling distance of Chester via the A483 Chester to Wrexham By-Pass which leads to the M53 motorway, and is also convenient for North Wales via the A55 Trunk Road. The A483 also leads to the A5 and the M54 to the Midlands and the South. There are local shopping and schooling facilities in the neighbouring villages of Rossett and Gresford together with the more extensive facilities of both Chester and Wrexham.

The detailed accommodation comprises:

HALLWAY

2.54m x 2.82m maximum (8'4" x 9'3" maximum)

UPVC double glazed door with obscured glass and gold door furniture with two UPVC windows either side overlooking the front, ceiling light point, smoke detector, alarm sensor, wall mounted alarm pad, radiator, feature brick wall, floor tiles, double doors onto a storage cupboard with rails and shelving. Doors through to Living Room, Dining Kitchen/Family Room and staircase to the upper floor.

LIVING ROOM

8.28m x 6.10m max (27'2" x 20" max)

UPVC sash windows, engineered wood flooring, Ceiling light point, two radiators, Feature brick fireplace with flagged brick hearth and exposed wooden mantel housing a 'living flame' coal-effect gas fire, Opening through to the Dining Room.



DINING ROOM

3.86m x 3.12m (12'8" x 10'3")

Three UPVC double glazed windows overlooking the rear and side, recessed ceiling light points, radiator, alarm sensor, continuation of the engineered wood flooring



KITCHEN/DINING/FAMILY ROOM

9.19m x 7.06m (30'2" x 23'2")

A large open-plan 'L' shaped room incorporating a fitted Breakfast Kitchen, Dining Area and Family Room with tiled flooring, recessed ceiling light points and ceiling light point all activated by dimmer switches. Doors through to the Study, Sitting Room and Utility Room.



FAMILY AREA

UPVC double glazed windows onto the rear and UPVC double glazed door onto the rear garden. Radiator, provisions for wall mounted television,



BREAKFAST KITCHEN

Fitted with an extensive range of base and wall units incorporating pan-drawers, utensil drawers and storage cupboards with granite worktops and matching upstands. Large island unit fitted with a five ring Neff gas hob, Neff remote controlled chimney style chrome extractor and plenty of storage cupboards. Built-in Neff fan-assisted oven and grill, integrated Neff Fridge Freezer, Neff integrated dishwasher. Concealed under-cupboard lighting. Inset double bowl stainless steel sink unit with chrome mixer tap and granite routed drainer. Open plan to the Dining /Family Area.

DINING AREA

Telephone point and alarm sensor



UTILITY ROOM

3.25m x 1.63m (10'8" x 5'4")

Fitted with a matching range of base and wall units with granite work top and matching upstands. Inset single bowl sink unit with chrome mixer tap and granite routed drainer. Wall mounted heating and water control pad, alarm sensor, wall mounted alarm pad and radiator. Double doors through to a useful storage cupboard that houses Combi Baxi boiler and UPVC double glazed door with obscured glass to the rear.

DOWNSTAIRS WC

2.16m x 1.02m (7'1" x 3'4")

Ceiling light point, radiator, wall mounted sink with chrome taps and tiled splash-back, low level WC with dual flush, floor tiles, wall mounted mirror and extractor fan.

STUDY

4.83m x 2.62m (15'10" x 8'7")

Sliding patio door onto the rear raised decking, ceiling light point, coved ceiling, alarm sensor, radiator, engineered wood flooring, aerial point and telephone point.



SITTING ROOM

4.50m x 3.56m (14'9" x 11'8")

UPVC sash windows, coved ceiling, ceiling light point, two radiators, provisions for wall mounted television, telephone point, engineered wood flooring and alarm sensor.



LANDING

5.08m x 4.62m (16'8" x 15'2")

UPVC double glazed sash window overlooking the front, ceiling light point and recessed ceiling light point. Radiator, alarm sensor, coved ceiling. Doors through to Principal Bedroom, Bedroom Two, Bedroom three, Bedroom Four and Family Bathroom.

PRINCIPAL BEDROOM

4.62m x 4.50m maximum (15'2" x 14'9" maximum)

UPVC double glazed sash window, ceiling light point, radiator, engineered wood flooring, aerial point and telephone point. Doors through to Dressing Room One and Two and En-suite

Shower Room.



DRESSING ROOM ONE

2.36m x 1.75m (7'9" x 5'9")

Ceiling light point and recessed ceiling light point, Fitted furniture incorporating hanging rails and shelving, power and continuation of the engineered wood flooring.



DRESSING ROOM TWO

2.62m x 1.57m (8'7" x 5'2")

Fitted furniture incorporating hanging rails and shelving, ceiling light point.

EN-SUITE ONE

2.79m x 0.91m (9'2" x 3')

A luxuriously appointed three piece suite comprising; large shower enclosure with glass screen, with shower canopy and separate shower head attachment, built in unit with granite worktops with low level WC with dual flush and concealed cistern, large wash hand basin with mixer tap and storage cupboards beneath. Floor tiles with under floor heating and marble wall tiles, UPVC double glazed window with obscured glass, recessed ceiling light point, chrome ladder style heated towel rail.



BEDROOM TWO

4.65m x 4.55m (15'3" x 14'11")

Four UPVC sash windows, ceiling light points, aerial point and telephone point. Door through to en-suite shower Room



EN-SUITE TWO

2.82m x 1.57m (9'3" x 5'2")

Well-appointed three piece suite in white comprising; walk-in shower enclosure with glazed shower screen, extendable shower attachment; built in unit with granite worktops with low level WC with dual flush and concealed cistern, large wash hand basin with mixer tap and storage cupboards beneath. Part-tiled walls with decorative border, wood effect floor tiles, shaver socket and recessed ceiling light point. UPVC double glazed window with obscured glass.

BEDROOM THREE

5.54m x 3.23m (18'2" x 10'7")

UPVC double glazed window, ceiling light point, radiator and telephone point.



BEDROOM FOUR

4.52m x 3.02m (14'10" x 9'11")

UPVC double glazed window, ceiling light point, radiator and aerial point.

FAMILY BATHROOM

3.51m x 2.67m (11'6" x 8'9")

A luxuriously appointed four piece suite comprising; large shower enclosure with glass screen, low level WC with dual flush, granite worktop with inset wash hand basin with chrome mixer tap and storage cupboards beneath, large corner bath with chrome taps, UPVC double glazed window with obscured glass, partial wall tiling with decorative border, shaving socket, recessed ceiling light point, wood effect floor tiles and chrome ladder style heated towel rail.



OUTSIDE

The property is access via electric gates to a block paved driveway leading to a double garage. To the front there is a delightful orchard with apple trees, giant cherry trees, redcurrants and blackcurrant trees. Pedestrian access to both sides of the property provides access to the rear. The rear garden, which is a most particular feature of the property, having been landscaped by the present owners, comprises a delightful raised decked area with large pergola, lawned garden with fully stocked borders and is fully enclosed. The garden which is particularly private enjoys a delightful sunny aspect. To the side there are two large storage sheds, gas and electric meter boxes.



GARAGE

5.64m x 5.38m (18'6" x 17'8")

One electric garage door and one 'up and over' garage door, ceiling light point, water tap and power.

AGENT'S NOTES

- * Please note all dimensions and floor plans are approximate and should be used for guidance only.
- * Council Tax Band I - Wrexham County Council.
- * Tenure - believed to be freehold. Purchasers should verify this through their solicitor.
- * Services - we understand that all mains gas, electric, water and drainage are connected.
- * The property is on a water meter.

DIRECTIONS

LD/CC

Proceed out of Chester on the A483 Wrexham Road continuing past The King's School and the Business Park and at the roundabout over the A55 Expressway proceed straight across on the continuation of the A483. Continue on to the A483 and proceed for some distance to the next junction. Turn off, signposted Marford and Rossett, and at the top of the slip road turn left at the roundabout and proceed down the hill. At the next roundabout turn right and proceed up Marford Hill. At the top of Marford Hill, turn left into Wynnstay Lane and then left again at the T-junction. The property will be found after a short distance on the right hand side.

VIEWINGS

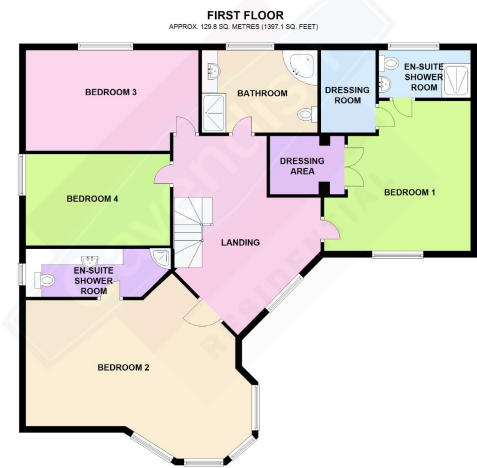
By arrangement with the Agent's Chester Office 01244 404040.

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AWARD WINNING AGENT





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.

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