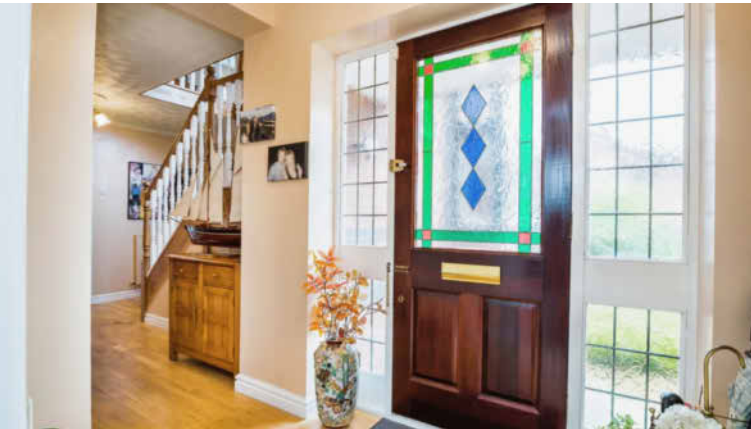






# 16 The Copse

*A superb detached family home with spacious, versatile and well presented accommodation, including 3 separate reception rooms and 4 double bedrooms, benefitting from a double garage, parking, and a lovely private garden.*



## Entrance Porch

Tiled threshold, timber front door with frosted and stained glass panels with double glazed frosted panels adjacent, timber flooring, and an archway into the Hall.

## Entrance Hall

A wide, light, well appointed hall with continuation of the timber flooring, radiator, carpeted staircase rising to the first floor landing with understairs storage cupboard, coved ceiling, and doors leading to the Lounge, Dining Room, Kitchen, Cloakroom, and Study/Bedroom 5.

## Cloakroom

With a double glazed window to the front elevation, and a door leading into the Garage.

## Lounge

20' 8" min x 12' 5" min ( 6.30m min x 3.78m min )

A large and light family living space with a wide inglenook-style fireplace recess with exposed brick surround, cast-iron woodburning stove, tiled hearth, inset seating with uPVC slit windows, a box bay window to the front elevation with uPVC double glazed panel inserts and radiator under, sliding double glazed patio doors leading out to the rear garden with attractive views over same, three radiators, carpet flooring, light points and a coved ceiling.



## Dining Room

13' 8" max x 12' ( 4.17m max x 3.66m )

Another large and versatile reception room with a splay bay window with uPVC double glazed panel inserts to the rear elevation overlooking the gardens, Artex and coved ceiling, carpet flooring, and a radiator.

## Kitchen/Breakfast Room

12' 6" x 12' ( 3.81m x 3.66m )

A generous and well appointed family kitchen/breakfast room with an extensive range of fitted wall and base units in painted wood effect, ample work surfaces which have been extended to provide a peninsula unit and breakfast

bar, an inset contemporary 1.5 bowl sink and drainer with mixer tap, an inset four-ring electric induction hob with canopy extractor unit over, inset twin oven and grill combination units, a matching range of wall units to include open-fronted display shelving, inset wine rack, base units including drawers and cupboards, integral dishwasher, radiator, contemporary glass splashbacks, recessed spotlights, timber-effect flooring, window to the rear elevation, and a door leading into the Utility Room.

## Study/Bedroom 5

11' 4" x 9' 11" ( 3.45m x 3.02m )

A most versatile room, having a potential en-suite shower

room, with carpet flooring, a uPVC double glazed window to the rear elevation with a lovely view over the adjacent open farmland, radiator and a panelled door leading into the Ground Floor Shower Room/WC.

### Ground Floor Shower Room

Beautifully appointed and refitted with high gloss tiled flooring, a large shower tray with decorative splashback surround and sliding shower screen door, Triton electric shower, low level WC with concealed cistern and dual flush, wash basin set in a vanity surround with cupboard under, a further storage cupboard and display shelf, wall-mounted extractor, and a towel rail/radiator.

### Utility Room

7' 8" x 7' 8" (2.34m x 2.34m)

Large and well appointed, with timber-effect flooring, work surface with cupboards under, space and plumbing for a washing machine and tumble dryer, space for a large upright American-style fridge freezer, inset stainless steel sink and drainer unit with decorative tiling, matching wall units, wall-mounted Worcester Bosch gas-fired boiler for central heating and domestic hot water, vertical painted towel rail/radiator, and a frosted glazed door to the side elevation leading out to the gardens.

### First Floor Landing

Stairs leading up to a horseshoe-shaped landing with a beautiful arched stained glass window, access to roof storage space, radiator, carpet flooring, and doors leading to all Bedrooms and the Bathroom.

### Bedroom One

13' 4" x 12' 7" (4.06m x 3.84m)

A large, light and beautifully appointed bedroom with a uPVC double glazed window to the rear elevation with views over the garden and open farmland beyond, recessed ceiling spotlights, radiator, carpet flooring, and doors leading into the En-Suite Bath/Shower Room and the Dressing Room.







### En-Suite Bath/Shower Room

A large and fabulous En-Suite comprising a large bath in a tiled surround with mixer tap and shower attachment, with recessed tiled shelving, stepping up to a double-width shower tray in a fully tiled surround with decorative patterned insert and fitted glazed shower screen, a wall-mounted electric shower, wash basin set in a vanity surround with drawer units under and a mirrored cupboard over, low level dual flush WC with concealed cistern and a tiled display shelf, complementary floor-to-ceiling tiling in a contrasting and decorative mix, recessed cupboard, wall-mounted extractor, and a uPVC double glazed frosted window to the rear elevation.

### Dressing Room

8' x 7' ( 2.44m x 2.13m )

Extensive range of fitted wardrobe cupboards with hanging space and shelving, recessed ceiling spotlight, a wall-mounted unit with shelving, drawer and display shelf, radiator, and a frosted window to side elevation.

### Bathroom

Modern bathroom comprising a white panelled bath in a tiled surround, mixer tap and shower attachment, low level dual flush WC with concealed cistern, wash basin



with cupboard units under, vertical towel rail/radiator, floor-to-ceiling wall tiling, and timber-effect flooring.

### Bedroom Two

16' 1" x 10' 4" ( 4.90m x 3.15m )

### Bedroom Three

13' 2" x 12' ( 4.01m x 3.66m )

### Bedroom Four

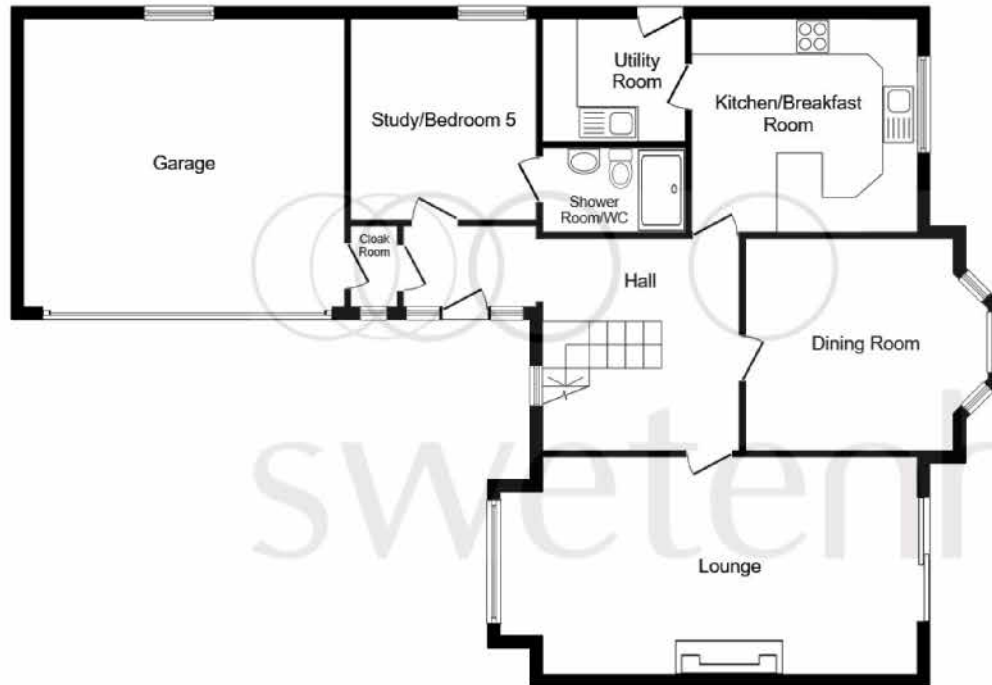
12' x 9' 6" ( 3.66m x 2.90m )

### Garage

18' 1" x 16' 3" ( 5.51m x 4.95m )

### Gardens

On three sides of the property, the gardens are a delight, being sheltered and extremely private, with gated access to the side and flagged pathways leading around the property, consisting of well-maintained level lawns, a flagged patio and raised flagged sun terrace with dwarf wall surround with inset shrubbery beds, outside tap and lighting. and a brick and cement pizza oven sitting in the corner, all surrounded by deep, mature shrubbery beds and mature hedging, providing a superb screen. Adjacent to the garden is open farmland with some lovely views.



**Ground Floor**



**First Floor**

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# welcome to

## 16 The Copse, Station Road, Rossett LL12 0GD

A superb detached family home with spacious, versatile and well presented accommodation, including three separate reception rooms, kitchen/breakfast room, ground floor shower room/WC, four double bedrooms (one en-suite), a double garage, parking, and a lovely private garden. This excellent family house is within walking distance of the village centre and its range of quality amenities, yet it also borders on open farmland, and offers easy access to both Chester and Wrexham, and a trunk route connecting with major conurbations. Council Tax Band: H.

Asking Price

### £750,000

- A Superb 4-Bedroom Detached Property
- 3 Separate Reception Rooms
- Parking, Double Garage and Lovely Private Garden
- Easy Access to Chester and Wrexham

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

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