

## 11 Shordley Close , Rossett, LL12 0EX

A superbly presented and extended 4 bedroom detached family home with lovely private rear garden and garage situated within a cul de sac location in the sought after village of Rossett with its range of amenities, proximity to Chester and Wrexham and both primary and secondary school within walking distance. The accommodation offers a modern day layout featuring an impressive sociable entertaining space that includes an open plan kitchen dining family room with access into the rear garden through almost full width bi-fold doors. Briefly comprising a composite entrance door opening to the welcoming hall, cloaks/w.c., well-proportioned light and airy lounge, stylishly appointed fitted kitchen with integrated appliances and breakfast bar, family sized dining area and living space with views across the rear garden. The 1st floor landing connects the 4 double bedrooms, 3 having built in wardrobes, and a family bathroom. To the outside, a gravelled drive leads alongside a lawned garden with flower beds to the garage having the convenience of an electrically operated door. A gated side path continues to the rear garden which is a particular feature designed to entertain both children and adults with a lawned garden, raised timber decked patio, perfect for BBQ's together with a hot tub. Viewing highly recommended. Energy Rating - C (71)

**Price £390,000**

# 11 Shordley Close

, Rossett, LL12 0EX



- A superbly presented and extended detached family home
- Light and airy lounge
- Family bathroom
- Gardens to front and rear
- Situated in the sought after village of Rossett
- Open plan kitchen/dining/family room
- Private gravelled driveway
- Welcoming entrance hall, cloaks/w.c
- Four double bedrooms
- Garage

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## ENTRANCE HALL

## CLOAKS/W.C

## LOUNGE

18'8 x 12'5 (5.69m x 3.78m )

## OPEN PLAN

## KITCHEN/DINING/FAMILY ROOM

20'9 x 19'1 (6.32m x 5.82m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

12'7 x 9'9 (3.84m x 2.97m )

## BEDROOM TWO

10'4 x 8'7 (3.15m x 2.62m )

## BEDROOM THREE

13'2 x 7'6 (4.01m x 2.29m )

## BEDROOM FOUR

9'7 x 8'6 (2.92m x 2.59m )

## BATHROOM

8'7 x 5'4 (2.62m x 1.63m )

## OUTSIDE

## GARAGE

18'5 x 10'9 (5.61m x 3.28m )

## GARDENS

## COUNCIL TAX BAND - F



[Directions](#)

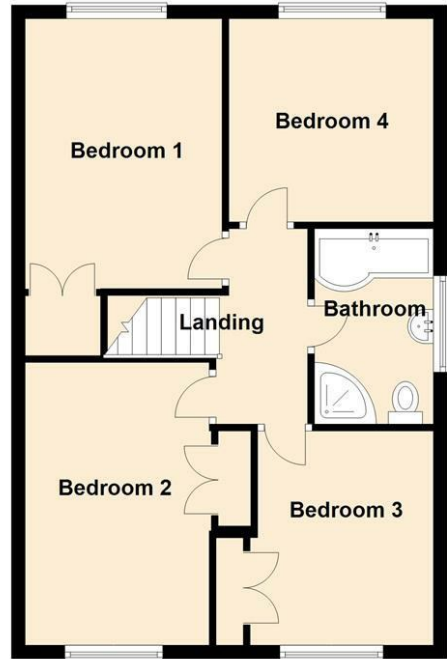


# Floor Plan

**Ground Floor**  
Approx. 92.3 sq. metres (993.2 sq. feet)



**First Floor**  
Approx. 55.1 sq. metres (593.0 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	