Wingetts
More than just estate agents

Kentmere, Quarry Brow, Gresford, LL12 8SJ

Price £795,000

Set behind an electric gate is this stunning 4 bedroom 4 bathroom executive style house arranged over 3 floors enjoying panoramic views over Maes y Pant woodland from the walk on sun terrace and majority of rooms. Located within the prestigious development of Quarry Brow in the village of Marford with its excellent range of amenities and good road links to Chester, Wrexham and the North West. Constructed in 2017 to a high specification, the accommodation comprises an oak pillared entrance porch complimented by the oak door that leads into the welcoming hall with underfloor heating that continues throughout the ground floor, glass and oak balustrade and connecting door to the garage, the lounge features the warmth of a log burner, impressive open plan fitted kitchen dining living room creating the hub of the home and providing an excellent entertaining space. Stylish fitted kitchen with quality integrated appliances and granite work surface areas incorporating a breakfast bar. The dining area provides plenty of space for a family celebration and the living area opens up through bi fold doors into the garden. Utility room and cloakroom/w.c. The 1st floor landing leads to the snug with bi fold doors opening to the walk on sun terrace with glass balustrade, 3 double bedrooms, 2 of which having well appointed en-suite shower rooms and fitted wardrobes, a spacious family bathroom with bath and shower. An impressive principal bedroom suite occupies the whole of the top floor and includes a large bedroom with lovely views, dressing room and generous shower room. To the outside, the electric gate opens to a paved private drive providing parking for up to 6 cars and leads to the garage with electric door. Gated side paths either side of the property continue to the private and sunny aspect rear garden with Indian stone patio areas, one of which is covered and ideal for hot tub, lawned area and flower beds. NO CHAIN. Energy Rating - TBC

LOCATION
Located within the private and prestigious Quarry Brow development and conveniently situated for a range of local primary and secondary schools, shops, a public house and restaurants which are situated in the neighbouring villages of Gresford and Rossett. Chester is easily accessible in approximately ten minutes where there are the highly regarded private schools of Kings and Queens and Abbeygate College. There is easy access to the motorway links via the A483 bypass such as the M53 and M56 together with the Wrexham Industrial Estate and North Wales coast. Kentmere overlooks the picturesque Maes y Pant woodland, popular amongst walkers and dog owners due to its diverse scenery and wildlife.

DIRECTIONS
From Wrexham proceed along the A483 in a northerly direction towards Chester. Take the exit signposted Rossett, take the next 2 right hand turnings at the mini roundabouts and continue past The Trevor Arms and up Marford Hill. Take the right turn into Pant Lane and right again into Quarry Brow. Continue almost to the end of this executive style development and Kentmere will be observed on the left.

ON THE GROUND FLOOR
Oak pillared porch with welcome light and oak entrance door with chrome bar handle opening to:

HALLWAY
Featuring an oak and glass balustrade to the staircase with useful storage cupboard below, underfloor heating that continues throughout the ground floor, integral door to garage, alarm control panel, inset ceiling lights and central heating thermostat.

LOUNGE 18'7 x 12'4 (5.66m x 3.76m)
A good sized reception room with upvc double glazed window to front, two upvc double glazed windows to side, log burner set within chimney breast on a granite hearth, inset ceiling spotlights and central heating thermostat.

OPEN PLAN KITCHEN/DINING/LIVING ROOM 24'1 max x 23'1 max (7.34m max x 7.04m max)
A superb sociable entertaining and living space having a continuation of the grey wood effect flooring from the hallway. The kitchen area is appointed with a stylish range of handleless base and wall cabinets complimented by granite work surface areas with matching upstands, inset 1 1/2 bowl Frankie sink unit with mixer tap, ingrained drainer and upvc double glazed window above overlooking the rear garden, two Neff slide n hide eye-level ovens either side of an integrated Neff microwave with warming drawer below, Neff integrated dishwasher, Neff full size freezer with matching Neff fridge, Neff five ring induction hob with angled extractor hood above, cutlery and pan drawers below and breakfast bar. The dining area can accommodate a family sized dining table and continues into the living area with almost full width aluminium bi-fold doors opening to the rear garden, inset ceiling spotlights and central heating thermostat.

UTILITY
Appointed with a matching range of base and wall units with Frankie inset sink unit with granite work surface and ingrained drainer, plumbing for washing machine, space for tumble dryer, grey wood effect flooring, inset ceiling spotlights, alarm control panel and part glazed composite external door.

CLOAKS/W.C
Appointed with a wall hung wash basin with mixer tap, w.c with dual flush, illuminated wall mirror, part tiled walls, upvc double glazed window and inset ceiling spotlights.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
With glass and oak gallery over stairwell, double doors opening to useful linen cupboard, three radiators, inset ceiling spotlights and an open aspect to:

SNUG
With aluminium grey bi-fold doors opening to the walk-on balcony from which to admire the panoramic views, glass and chrome balustrade and space for a table and chairs.

BEDROOM TWO 15'5 x 12'1 (4.70m x 3.68m)
A generous guest bedroom having floor to ceiling fitted wardrobes with matching drawer units, radiator, upvc double glazed window overlooking the rear garden, inset ceiling spotlights and upvc part glazed door opening to walk-on balcony.

EN-SUITE SHOWER ROOM 12'0 x 5'2 (3.66m x 1.57m)
Appointed to an excellent standard with a double width shower area with splash screen and mains thermostatic shower, wall hung wash basin with mixer tap and vanity unit below, w.c with dual flush, shaver socket, illuminated wall mirror, chrome heated towel rail, upvc double glazed window, part tiled walls and heated tiled floor.

BEDROOM THREE 13'2 x 12'3 (4.01m x 3.73m)
Having the benefit of floor to ceiling fitted wardrobes and desk area, inset ceiling spotlights, upvc double glazed window to front, radiator and oak door opening to:

EN-SUITE 9'9 x 4'6 (2.97m x 1.37m)
Appointed with a double width shower with splash screen and mains thermostatic shower, wall hung wash basin with vanity unit below, w.c with dual flush, shaver socket, illuminated wall mounted mirror, chrome heated towel rail, upvc double glazed window, part tiled walls and heated towel rail.

BEDROOM FOUR 12'6 x 9'8 (3.81m x 2.95m)
Upvc double glazed window with panoramic views, radiator and inset ceiling spotlights.

FAMILY BATHROOM 12'1 x 7'6 (3.68m x 2.29m)
Luxuriously appointed with a pedestal wash basin with mixer tap, close coupled w.c with dual flush, shower enclosure with electric shower unit, bath with mixer tap, part tiled walls, heated tiled flooring, chrome heated towel rail, upvc double glazed window, inset ceiling spotlights and extractor fan.

ON THE SECOND FLOOR
With glass and oak balustrade, Velux roof light window, radiator, eaves storage and oak connecting doors to all rooms.

PRINCIPAL BEDROOM SUITE 19'2 into recess x 14'9
Upvc double glazed window from which to admire the panoramic views, inset ceiling spotlights, two radiators, eaves storage cupboards and wiring for wall mounted t.v.

DRESSING ROOM
Bespoke fitted hanging rails, drawer units, shelving and inset ceiling spotlights.

SHOWER ROOM 12'0 x 11'6 (3.66m x 3.51m)
A large shower room with wall hung wash basin with mixer tap, vanity drawer below and illuminated mirror above, w.c with dual flush, large walk-in shower with splash screen and mains thermostatic shower unit, chrome heated towel rail, upvc double glazed window, inset ceiling spotlights, part tiled walls, heated tiled flooring and extractor fan.

OUTSIDE
Approached through electric vehicular gate and matching pedestrian gate to a block paved driveway providing parking for up to six cars alongside flowerbeds with external lighting.

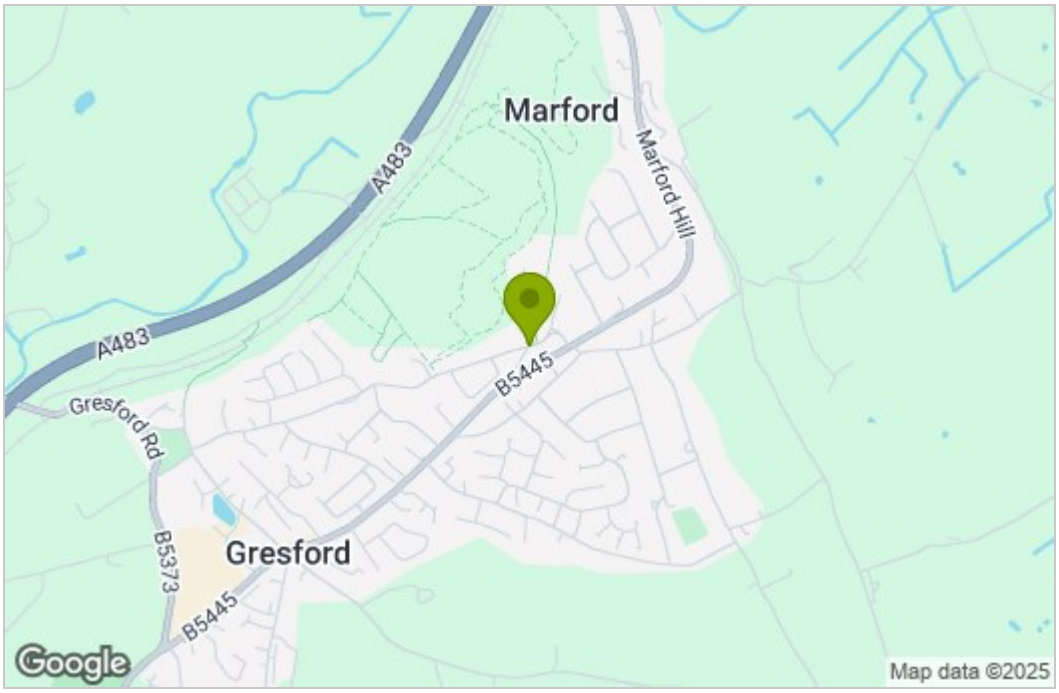
GARAGE 17'7 x 11'5 (5.36m x 3.48m)
Electric garage door, lighting, power sockets, Worcester gas central heating boiler and Megaflow hot water cylinder.

GARDENS
Gated Indian stone paved paths either side of the property continue to the rear garden which enjoys a sunny and private aspect and includes Indian stone paved patio areas for outdoor dining and barbeques, lawn bordered by flowerbeds, covered patio area ideal for hot tub, external up and down wall lighting and cold water tap.

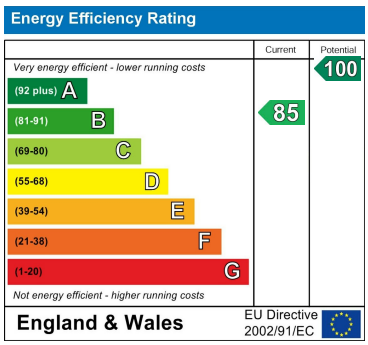
PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.

Floor Plan

Area Map



Energy Efficiency Graph



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