



Hedgerows Chapel Darland Lane, Rossett, Wrexham, LL12 0BD

Price £350,000

Renovated to an exceptional standard is this charming and spacious 3 bedroom semi detached former Chapel blending character features with modern day comforts that has created a home suitable for a family or just a couple that enjoy entertaining. Located on the fringe of the village of Rossett with all its amenities, schools and excellent road links to Wrexham, Chester and Holt, this home briefly comprises the original entrance door opening to the enclosed porch with coat hanging space and beautiful double doors leading to the dining area which flows through to the open aspect lounge featuring the illuminated exposed brick fireplace and the warmth of the wood burner. The stylish fitted kitchen includes integrated appliances, a range cooker and leads to the utility room with integrated washer, dryer and concealed Worcester Oil fired central heating boiler. The 1st floor landing connects the 3 good sized bedrooms with the principal bedroom having fitted wardrobes. The stunning family bathroom has been appointed with a free standing Victorian roll top bath and separate shower enclosure. To the outside, parking is usually available on the lane and a gated Indian stone paved path leads to the entrance door alongside a patio area with privacy hedging. The path continues to a further cottage style patio area, again enjoying privacy. Energy Rating - TBC

LOCATION

Hedgerows Chapel is located on the outskirts of the Village of Rossett which is equal distance between Wrexham and Chester, therefore providing easy daily commuting to all the major commercial and industrial centres of the region, including the Chester Business Park and Wrexham Industrial Estate. The Village of Rossett itself enjoys a range of day to day shopping facilities and social amenities, together with a primary and secondary school. The Grosvenor Hotel and Spa is only a short driving distance for leisure and fitness and the hamlet of Trevalyn has the benefit of its own village pub.

DIRECTIONS

From Wrexham proceed along the A483 in the direction of Chester taking the exit signposted Rossett. At the slip road take the right hand turning over the bridge to the roundabout, taking the left hand turning. Proceed past the Mill and The Alyn Public House, after passing the local Convenience Store on the right take the right hand turning after the park. Take the next left, passed the new development and continue for approx. 1 mile. After passing The Griffin Inn on the right, the property will be observed on the left on the corner of Darland Lane.

ON THE GROUND FLOOR

Original part glazed door opens to:

ENCLOSED PORCH

With stained glass feature window, coat hanging space, tiled floor, inset ceiling spotlights and double original doors opening to:

IMPRESSIVE DINING AND LIVING ROOM 28'1 max x 18'5 max (8.56m max x 5.61m max)

A lovely sociable entertaining space enjoying an excellent degree of natural light with the dining area having double glazed window with deep sill, contemporary radiator, staircase to first floor landing, inset ceiling spotlights and wood effect flooring that flows through into the living room which is a spacious reception room featuring an illuminated brick fireplace with the warmth of a log burner and timber mantel above, two double glazed windows with deep sills, Bespoke fitted cupboards with matching shelving above, inset ceiling spotlights and vertical contemporary radiator.

KITCHEN 12'7 x 7'6 (3.84m x 2.29m)

Well appointed with a range of shaker style base and wall cupboards complimented by work surface areas with matching upstands, Belfast style sink with mixer tap and ingrained drainer, free standing stainless steel Range style cooker with electric hob and stainless steel extractor hood above, pan drawers with integrated cutlery drawer, integrated dishwasher, integrated fridge freezer, integrated waste bin, exposed brickwork, wood effect flooring, inset ceiling spotlights, double glazed window and part glazed oak veneer door opening to:

UTILITY 7'5 x 6'5 (2.26m x 1.96m)

Matching fitted base and wall cupboards incorporating integrated washing machine, integrated dryer, concealed oil fired central heating boiler, tiled floor, inset ceiling spotlights, upvc double glazed window and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the dining room to:

LANDING

With exposed beams, inset ceiling spotlights, oak veneer internal doors and built-in storage cupboard with hanging rail and shelving.

BEDROOM ONE 13'8 x 10'1 (4.17m x 3.07m)

Two Velux roof light windows with fitted blinds, rolltop radiator, fitted four door wardrobes with matching dressing table and wall light points with dimmer switches.

BEDROOM TWO 13'9 x 7'9 (4.19m x 2.36m)

Two Velux roof light windows with fitted blinds, rolltop radiator, fitted shelving and desk space, beam to ceiling and inset spotlights.

BEDROOM THREE 10'2 x 7'1 (3.10m x 2.16m)

A good sized third bedroom with Velux roof light window with blinds, rolltop radiator and oak veneer door opening to a built-in wardrobe.

BATHROOM 10'5 x 7'4 (3.18m x 2.24m)

Beautifully appointed with a four piece bathroom suite of Victorian rolltop free standing bath with mixer tap and hand held shower take-off, double ended wash basin within vanity unit and illuminated mirror above, low flush w.c, corner shower enclosure with mains thermostatic shower and Drench style shower head, heated towel rail, part tiled walls, tiled flooring, inset ceiling spotlights, exposed beams, extractor fan and upvc double glazed window from which to enjoy views of the open countryside.

OUTSIDE

The property is approached through a gated Indian stone paved path leading to the entrance door alongside a patio area with privacy edging providing a pleasant countryside setting. The path then continues through a further gate into a courtyard style paved garden which includes an EV car charging point.

PLEASE NOTE

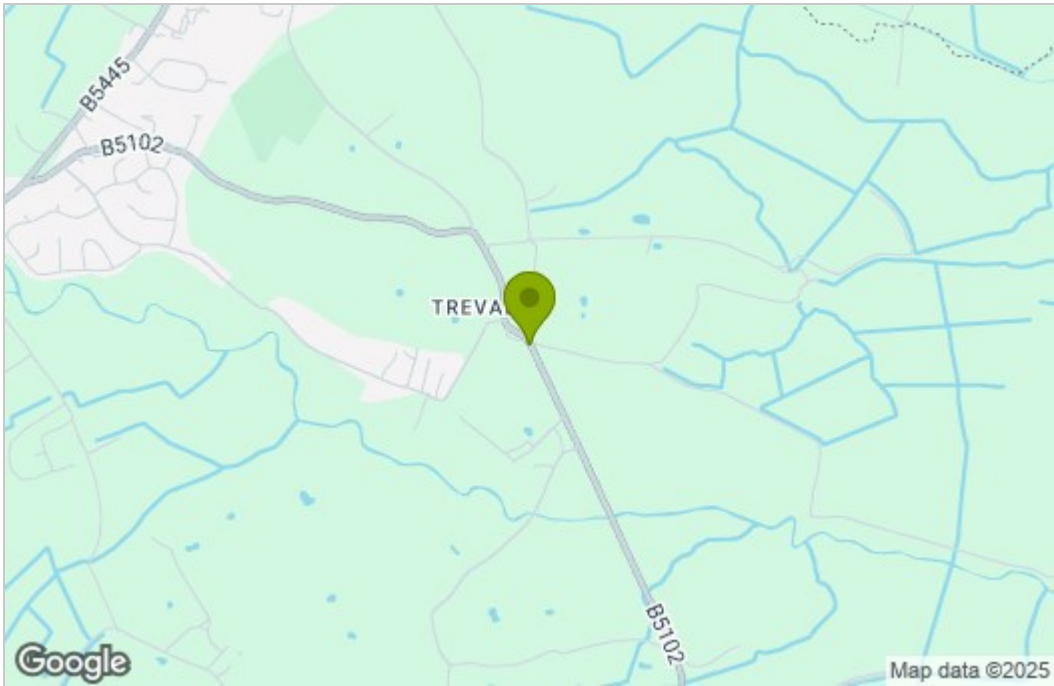
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.





Floor Plan

Area Map



Energy Efficiency Graph

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		
England & Wales		EU Directive 2002/91/EC 

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 firms employment has the authority to make or give any representation or warranty in respect of the property.