

Town & Country

Estate & Letting Agents

Quarry Brow, Gresford

£925,000



Sitting within a quiet cul-de-sac in the perennially popular area of Gresford, this beautifully presented three-storey, six-bedroom property bordering the Maes Y Pant nature reserve should be viewed to be fully appreciated. The property itself benefits from double glazing along with underfloor heating on the ground and first floor. The internal accommodation comprises an entrance hall, reception hall, cloakroom WC, a double aspect living room, formal dining room, study, and an open-plan kitchen/dining/sitting room with a utility room attached. The first-floor landing presents a large four-piece family bathroom suite and four double bedrooms, the principal of which boasts a dressing room and a four-piece bathroom suite off. French doors open to a balcony with views over the rear garden and woodland beyond. The second-floor landing, with its four remote skylights, provides access to two further double bedrooms and a three-piece shower room. Externally, the property is entered through electric automatic gates opening to ample brick block off-road parking in front of a detached double garage alongside attractive and colourful lawns and shrubbed gardens. Gated access leads to the rear gardens with a large paved patio area, a lawn and garden with well-stocked and colourful flowerbeds, a timber summerhouse, vegetable planters, and a greenhouse, all bordered at the rear by woodland.

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DESCRIPTION



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LOCATION



The property is located in the popular village of Gresford offering a good range of local amenities whilst Chester and Wrexham provide a more comprehensive offering. Both Chester and Wrexham Business Parks are within a short drive. Local recreational facilities include sailing at Gresford Sailing Club, local cricket and football clubs, golf at Wrexham Golf Club and some wonderful walks and mountain biking at Maes-Y-Pant Nature Reserve. The area is well served by state schools including the Rofft and Gresford Primary Schools, both within a short distance, and Darland High School in Rossett. Outstanding independent schools include King's and Queen's School, Chester. The property is well placed for commuting to the commercial centres of the north west via the A483 running north to south and the A55, North Wales Expressway accessing the North Wales coastline and the M6, M53 and M56 motorway networks. Chester Station offers a direct service to London, Euston within 2 hours.

DIRECTIONS

From our office on Lower Bridge Street, Chester, head south on Lower Bridge Street towards St Olave Street. Then, turn right onto Castle Street. At the roundabout, take the 1st exit onto Grosvenor Road/A483, and continue straight to stay on Grosvenor

Road/A483. At the next roundabout, take the 1st exit onto Wrexham Road/A483. Continue on Wrexham Road/A483, and at the subsequent roundabout, take the 2nd exit to stay on Wrexham Road/A483. Keep following Wrexham Road/A483 until you reach the Post House Roundabout/Wrexham Road Interchange, where you should take the 2nd exit onto A483. Continue on A483 until junction 7, then take the B5102 exit towards Rossett/Llay/Gresford/B5445. At the roundabout, take the 1st exit onto B5102, then at the next roundabout, take the 2nd exit onto Chester Road/B5445. Follow B5445 and take a right onto Pant Lane, then finally, turn right onto Quarry Brow where the property is located at the end of the road on the right hand side.

ENTRANCE HALL

7'7 x 5'3



The property is entered through an oak panel front door with opaque double glazed windows which opens to laminate flooring, doors off to a cloakroom WC and a storage/cloakroom along with glazed double oak doors opening to the reception hall.

STORE/CLOAKROOM

7'7 x 3'1

Recessed downlights within the ceiling and a window facing the side elevation

CLOAKROOM W.C.

6'7 x 3'7



Installed with a Villeroy & Boch cistern low level WC and a contemporary glass wash and basin with mixer tap, a chrome heated towel rail, a ceramic tiled floor and partially tiled walls with an opaque window facing the side elevation, and extractor fan and recessed downlights set within the ceiling.

RECEPTION HALL

14'6 x 12'4



Featuring a central oak staircase with matching oak banister and balustrades rising to the first floor accommodation, recessed downlights set within the ceiling and oak internal doors opening to the living room, study and the open plan kitchen, dining, sitting room.

STUDY

14'5 x 6'10



Having laminate flooring, a fitted corner desk with drawers, cabinets and display cabinet, recessed downlights set within the ceiling along with speakers. The study also has a bay window facing the front elevation with a fitted window seat with storage below.

KITCHEN/DINING/SITTING ROOM

25'3 x 23'1

With laminate flooring throughout the room, recessed downlights and speakers set within the ceiling along with double glazed skylights, windows face the rear and side elevations and there are French doors opening to the side gardens patio area as well as the rear gardens patio area. There is also an oak door off, opening to the utility room and glazed double oak doors open to the dining room.

KITCHEN AREA



The kitchen area is fitted with a range of attractive wall, base and drawer units

complimented by stainless steel handles and comprising pull-out larder drawers along with quartz work surfaces incorporating a breakfast bar and housing a stainless steel 1 1/2 bowl sink unit with mixer tap. Appliances include a stainless steel combination microwave and oven, a double oven, wine fridge, dishwasher and five ring gas hob with extractor hood above.

DINING AREA



SITTING AREA



UTILITY ROOM

14'8 x 4'7



Fitted with a range of woodgrain effect wall, base and drawer units complimented by stainless steel handles and quartz work surface housing a stainless steel single drain sink unit with mixer tap and tiled splashback, an integrated fridge/freezer, space and plumbing for a washing machine, laminate flooring, a double glazed door opening to the side elevation of the property and recessed downlights set within the ceiling.

FORMAL DINING ROOM

18'2 x 12'8



The dining room has laminate flooring, recessed downlights set within the ceiling and plantation shutters in front of doors which open to the rear garden patio area.

LIVING ROOM

25'9 x 14'8



A lovely double aspect room with a window facing the rear elevation, a bay window facing the front elevation, recessed downlights set within the ceiling and featuring a living flame gas fire with marble hearth and fire surround.

LIVING ROOM - ALTERNATE



FIRST FLOOR LANDING



The split staircase with oak banister and balustrades rising from the reception hall continues to the first

floor landings with a further staircase rising to the second floor and doors opening to three built in storage cupboards and doors off opening to a family bathroom and four bedrooms off the principal of which enjoys ensuite facilities and a walk-in dressing room.

FAMILY BATHROOM

11'5 x 8'6



A lovely contemporary Duravit four piece white suite comprising a tiled corner bath, an oversized corner shower enclosure with fixed overhead shower head, a hidden cistern dual flush low-level WC along with an oversized countertop wash hand basin with mixer tap and vanity unit below. There is an electric chrome heated towel rail, an extractor fan, recessed downlights and speakers set within the ceiling and opaque window facing the front elevation along with fully tiled wall and a ceramic tiled floor.

FAMILY BATHROOM - ALTERNATE



PRINCIPAL BEDROOM

14'4 x 15'3



With recessed downlights and speakers set within the ceiling, an oak door opening to the dressing room and plantation shutters sitting in front of doors which open to the balcony.

BALCONY



Having a flagged stone floor and an iron railing which presents a view of the garden and the woodland beyond.

DRESSING ROOM

12'8 x 3'3



The dressing room comprises a fitted

dressing table with cabinet and drawers along with a glass countertop, a fitted mirror with spotlight and along one wall, a range fitted wardrobes with four sliding doors. Set within the ceiling are recessed downlights and an oak door off opens to the Ensuite bathroom.

ENSUITE BATHROOM

11'10 x 8'1



Installed with a contemporary White Villeroy & Boch four piece suite comprising a tiled spa bath, a new flush hidden cistern low level WC, a shower enclosure with thermostatic shower, A fixed showerhead and protective glass screen and an oversized 'his and hers' wash hand basin with two mixer taps and a vanity unit below. An opaque window faces the rear elevation, there is an electric heated towel rail along with ceramic tiled flooring, partially tiled walls and recessed downlights and speakers set within the ceiling.

ENSUITE BATHROOM - ALTERNATE



BEDROOM TWO

14'2 x 9'4



With a window facing the front elevation, recessed downlights and speakers set within the ceiling and an oak door opening to the Jack and Jill bathroom shared with bedroom three.

JACK & JILL BATHROOM



Installed with a Villeroy & Boch suite comprising a tile panel bath with integrated mixer tap, a hidden cistern low level WC, a wash hand basin with mixer tap and vanity unit below, a corner shower enclosure with thermostatic shower, along with an electric chrome heated towel rail, extractor fan, recessed downlights, ceramic tile floor and partially tiled walls.

BEDROOM THREE

14'2 x 9'3



The third bedroom has a window facing the rear elevation, recessed downlights and speakers set within the ceiling along with an oak door opening to the Jack and Jill bathroom shared with bedroom two.

BEDROOM FOUR

14'2 x 9'2



With a window facing the front elevation along with recessed downlights and speakers set within the ceiling.

SECOND FLOOR LANDING



The split staircase from the first floor landing with oak banister and balustrades rises to a second floor landing with a radiator, two built-in storage cupboards, four remote controlled double glazed skylights and oak internal doors opening to bedroom five and six.

BEDROOM FIVE

16'5 x 20'1 (max)



An L-shaped room with two radiators, dormer windows facing the front and rear elevations, a range of fitted wardrobes and a cabinet along with recessed downlights set within the ceiling (This room is currently utilised by the vendors as a sitting room).

BEDROOM SIX

13'8 x 6'3



With a dormer window facing the front elevation and a radiator, along with recessed downlights set within the ceiling (this room is utilised as a sewing room by the vendor.)

SHOWER ROOM

13'8 x 6'2



The shower room has a dormer window facing the rear garden and Woodland beyond, a radiator and is installed with a white Villeroy & Boch wash hand basin with mixer tap along with a dual flush low-level WC and corner shower enclosure with thermostatic shower. The room is partially tiled with recessed downlights and extractor fan set within the ceiling and a chrome electric wall mounted heated towel rail.

EXTERNALLY



An electrically operated remote iron gate opens to ample brick block off-road parking and turning, with well attended and attractive lawn and shrubbed gardens. Gated side access from either side of the property lead along the side elevations of the property to the rear garden. The side garden has a large paved patio area with stone raised borders well stocked with a variety of colourful shrubs and brick raised beds alongside a paved pathway. The rear garden is predominantly lawned and shrubbed and attractively done so, with a wealth of colour, a slightly raised patio area, a timber summerhouse, a greenhouse, outside lights, power and water supply backing on to the woodland of the Maes Y Pant nature reserve. On the opposite side of the property is a timber shed along with a brick outbuilding housing the properties Central heating system.

GARAGE



A detached double garage with power and light is entered through a double up and over electric garage door or via pedestrian side access. Attached to the roof of the garage are solar panels. The energy generated from these are sold back to the national grid for an income to the vendor of approximately £1200 per annum.



SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars. Council Tax Band - I (2024: £4634.40)

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

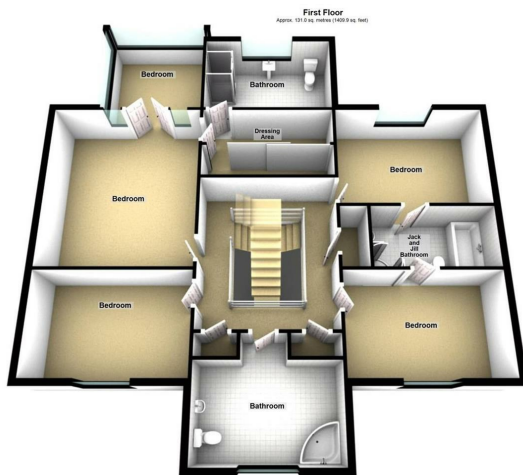
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

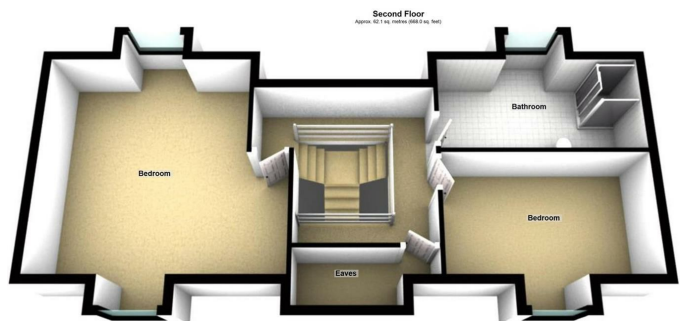
Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total area: approx. 387.6 sq. metres (4171.8 sq. feet)



First Floor
Approx. 131.0 sq. metres (1403.0 sq. feet)



Second Floor
Approx. 62.1 sq. metres (669.0 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 