

CHANGING HOME



Chapel Lane | Rossett | Wrexham | LL12 0EE

£480,000

A superb four double bedroom, two bathroom detached family home packed with character but with attractive modern fittings. The property is exceedingly spacious and has flexible living accommodation with potential to develop the two story outbuilding that sits to the rear. There are also wonderful views over fields towards the Welsh Hills from the bedrooms at the front. Viewing highly recommended.

Property Description

LOCATION

The popular village of Rossett has shops, restaurants and public houses together with schooling for all ages. The village is set roughly half way between Chester and Wrexham with both being well served by public transport. Access to Chester Business Park, Airbus, Broughton Retail Park and Wrexham Industrial Estate is simple. There are several private schools also close at hand with King's Chester being within a short drive.

HALL

Accessed via a storm porch and a timber front door with stained glass panels. With Mynton tiles and dado rail. Radiator and picture rail.

LIVING ROOM

13' 6" x 11' 10" (4.11m x 3.61m) One of two formal reception rooms. With attractive feature fireplace with tiled inserts. Radiator, ceiling cornice and double glazed sash window. Composite door leads to the front garden.

SITTING ROOM

11' 4" x 11' 10" (3.45m x 3.61m) plus bay. With a feature fireplace recess with timber mantle over. Ceiling cornice, radiator and double glazed bay sash windows.

DINING ROOM

12' 10" x 12' 09" (3.91m x 3.89m) With wood effect laminate floor. Wood burning stove within a brick fireplace. recessed spotlights, picture rail and double glazed sash window. radiator and fitted timber cupboard.

KITCHEN

With a range of attractive fitted floor and wall units having granite worktop. Island unit with granite worktop. 1 1/2 bowl sink unit. 7 ring gas range with stainless steel extractor hood over. Integral dishwasher and fridge/freezer. Wine cooler and microwave. Recessed spotlights, wood effect laminate floor and 2 double glazed sash windows.

UTILITY ROOM

13' 5" x 9' 1" (4.09m x 2.77m) With a quarry tiled floor, fitted wall and floor units having granite worktops. 1 1/2 bowl sink unit. Double glazed sash window and Ideal combi boiler.

STUDY

12' 4" x 6' 4" (3.76m x 1.93m) A through room from the utility room with a vaulted ceiling and recessed spotlights. Quarry tiled floor, UPVC double glazed windows, fitted floor unit and granite worktops.

CLOAKROOM

With a white suite of a WC and wash hand basin. Mynton tiled floor, radiator and double glazed sash window. extractor fan and half timber clad walls.

LANDING

With a double glazed sash window to the front with window seat. Ceiling cornice.



BEDROOM 1

12' 10" x 12' 8" (3.91m x 3.86m) With double glazed sash window with superb views over open fields to the Welsh Hills. Wood effect laminate floor, picture rail and radiator.

EN-SUITE

9' 0" x 8' 5" (2.74m x 2.57m) A superb white suite of a large walk in tiled shower cubicle, WC, bath and wash hand basin. Vertical radiator, wood effect laminate floor and partly frosted double glazed sash window. Partly tiled walls and loft access.

BEDROOM 2

11' 5" x 14' 9" (3.48m x 4.5m) into bay. With a double glazed bay window and radiator. Ceiling cornice and loft access.

BEDROOM 3

13' 7" x 10' 6" (4.14m x 3.2m) With feature cast iron fireplace. Ceiling cornice, radiator and double glazed sash window.

BEDROOM 4

12' 9" x 7' 11" (3.89m x 2.42m) With a double glazed sash window and radiator. Cast iron feature fireplace.

BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Partly tiled walls, radiator and wood effect laminate floor. Wood effect laminate floor. Partly frosted double glazed sash window.

GARAGE

A large 2 story brick outbuilding with garage doors to the front. Currently just used for storage the building has great potential for alternative uses. There is power to the building.

OUTSIDE

The front garden has a gate to the side and has a stone paved patio, artificial lawn and hedge. At the rear of the property is a paved parking area with room to park 2 cars and a further paved area between the house and outbuilding. Also a tap.





Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

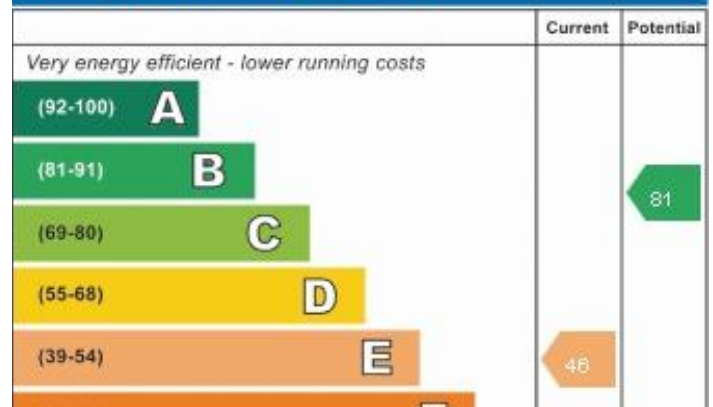
If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

40 Lower Bridge Street
Chester
Cheshire
CH1 1RS

www.changing-home.co.uk
jeremy@changing-home.co.uk
01244 345664

Energy Efficiency Rating



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