

CHANGING HOME



Daisy Lane | Rossett | Wrexham | LL12 0BP

£800,000

The Lilacs is a superb 5 bedroom 3 bathroom detached family home standing within around 2.9 acres of gardens and land in a rural location between the popular villages of Holt and Rossett in the heart of beautiful North Wales countryside with stunning views. This modern home is spacious and well appointed. There is detached double garage, parking for many cars and extensive formal gardens.

Property Description

LOCATION

The property is set within open beautiful open countryside between the popular villages of Rossett and Holt. Both villages have a variety of shops, public houses and restaurants. Chester and Wrexham are both within a short drive. The A55 is also easily accessed to open up routes to North Wales and North West.

HALL

Accessed via a storm porch and timber door. With a large built in store cupboard with radiator within. Tiled floor and radiator.

LOUNGE

20' 7" into bay x 12' 7" (6.27m x 3.84m) With log burner, recessed spotlights and double glazed bay window to the front with fitted shutters. 2 double glazed windows to the side.

KITCHEN/DINER

23' 8" x 14' 10" (7.21m x 4.52m) max. A very spacious well appointed dual purpose room. Fitted floor and wall units with oak worktops. Belfast sink. Aga and companion oven. Space for a fridge/freezer and dishwasher. Tiled floor and partly tiled walls. 3 double glazed windows.

GARDEN ROOM

11' 1" x 14' 11" (3.38m x 4.55m) Recently improved by the current owner with the addition of a new roof. Tiled floor, radiator and UPVC double glazed windows and doors.

UTILITY ROOM

8' 2" x 5' 7" (2.49m x 1.7m) With fitted floor units and sink unit. space for a washing machine. Recessed spotlights, boiler and door to rear garden.

BEDROOM 1

11' 10" x 14' 10" (3.61m x 4.52m) With oak floor and double glazed double doors and full length windows onto the rear garden. 2 wall light points and radiator. A rear patio with pergola is accessed by the double doors.

EN-SUITE

8' 7" x 5' 4" (2.62m x 1.63m) With a white suite of a WC, wash hand basin on a vanity unit and large shower cubicle. partly tiled walls, recessed spotlights and frosted UPVC double glazed window.

BEDROOM 2

11' 11" x 10' 9" (3.63m x 3.28m) into bay. With double glazed bay window with fitted shutters to the front. Radiator and wood effect laminate floor.

STUDY/BEDROOM 3

9' 0" x 7' 1" (2.74m x 2.16m) With radiator, double glazed window and recessed spotlights.

BATHROOM

13' 1" x 9' 0" (3.99m x 2.74m) With a white suite of a WC, wash hand basin, large shower cubicle and bath. Radiator, tiled floor, partly tiled walls and



double glazed window.

LANDING

With Velux roof window, radiator and eaves storage.

BEDROOM 4

21' 8" x 9' 3" (6.6m x 2.82m) With eaves storage, 2 Velux roof windows, recessed spotlights and radiator.

DRESSING ROOM

17' 2" x 6' 8" (5.23m x 2.03m) With recessed spotlights, eaves storage and radiator.

BEDROOM 5

18' 10" x 9' 2" (5.74m x 2.79m) With eaves storage, Velux roof window, recessed spotlights and radiator.

DRESSING ROOM

14' 1" x 5' 11" (4.29m x 1.8m) With recessed spotlights, eaves storage and radiator.

BATHROOM

15' 1" x 6' 5" (4.6m x 1.96m) With a white suite of a WC, wash hand basin and paneled bath. Recessed spotlights, Velux roof window, extractor fan, radiator and partly tiled walls.

DOUBLE GARAGE

22' 2" x 17' 1" (6.76m x 5.21m) With pitched tiled roof and two up and over doors. Eaves storage space. 2 windows, light and power. With a timber wood store to one side and potting shed to the other.

OUTSIDE

An extensive gravel drive is accessed by double iron gates and provides parking for several cars. There are large formal lawns to all sides with patios and a brick barbecue.

A tap within the lawn at the side provides fresh water from a well. There is also an outside tap to the rear.

A recently installed timber summerhouse/office is at the rear and is accessed by UPVC double doors and with 3 UPVC double glazed windows, power and outside lights.

There is also hot tub within a timber gazebo.

Beyond the formal gardens is a large L shaped paddock.

PROPERTY INFORMATION

We understand the property was built just over 20 years ago. Within the gardens is a tap fed by a private water supply of fresh water. The heating is oil fired with a tank to the side of the garage. There is septic tank drainage with an underground tank located beyond the rear of the building.





Tenure

Freehold

Council Tax Band

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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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements