

Town & Country

Estate & Letting Agents

Brandon Grove, Rossett, Wrexham

Offers In The Region Of
£375,000



Situated in a quiet cul-de-sac within this highly desirable village, this beautifully presented and extended detached bungalow offers a spacious layout. There are two double bedrooms, ample brick block parking leading to a double garage, timber gated side access leads to the rear and side gardens, which include brick block pathways, a patio, summer house, vegetable garden, and lawn and shrub areas, all enclosed by timber fencing and hedging. This property also benefits from no onward chain.

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DESCRIPTION

Located in a quiet cul-de-sac within this highly desirable village, this beautifully presented and extended detached bungalow offers the benefits of gas central heating and UPVC double glazing. The light and spacious internal accommodation briefly comprises an inviting entrance hall with a cloakroom WC, a spacious double-aspect living/dining room, a kitchen/breakfast room with an adjacent utility room, and a sitting room with a semi-vaulted ceiling that overlooks the garden. There are two double bedrooms and a beautifully appointed shower room. Externally, to the front of the property, there is ample brick block off-road parking leading to a double garage. Timber gated side access leads to the rear and side gardens, which feature brick block pathways, a patio area, a summer house, a vegetable garden, and lawn and shrub gardens, all enclosed by timber fencing and hedging.

LOCATION

Rossett is convenient for both Chester and Wrexham approximately 15 minutes' drive in either direction. There is a wide array of amenities nearby including the Grosvenor Pulford Hotel with its health club and spa, highly recommended schooling opportunities at nearby nurseries, primary schools and only a short distance to the King's and Queen's Independent Schools. Rossett is also blessed with extensive day-to-day facilities within the village including two village shops, great public houses and restaurants as well as a beautiful historic church and former mill. The location has excellent access to the wider north west road communications network via nearby junctions with the A481 and A55 expressways, as well as rail links from Wrexham and Chester.

DIRECTIONS

From our Chester Branch: 33 Lower Bridge Street, Chester, UK, head south on Lower Bridge Street towards St. Olave Street, turn right onto Castle Street, at the roundabout, take the first exit onto Grosvenor Road/A483, at the roundabout, take the first exit onto Wrexham Road./A483, at the roundabout, take the second exit and stay on Wrexham Road./A483, at Post House Roundabout/Wrexham Road Interchange, take the second exit onto A483, Slight left onto Wrexham Road./B5445.continue to follow B5445 until you reach the Rossett Play Area and then turn left onto The Green, then turn right onto Holt Road and take the first left onto Harwoods Lane, turn right onto Alyn Drive and then turn left onto Brandon Grove, the property will be on the right.

ENTRANCE HALL

A leaded UPVC double-glazed front door with a stained glass insert opens into a welcoming and spacious entrance hall. The hall features a radiator for warmth, a built-in cloak cupboard for storage, and glazed double doors that lead to the living room. Additional doors provide access to the cloakroom WC, kitchen, shower room, and both bedrooms.

CLOAKROOM WC

5'4 x 2'9

Fitted with a dual-flush low-level WC and a corner wash hand basin with a tiled splashback and a mirror above, the space also includes a heated towel rail, ceramic tiled flooring, and an opaque window overlooking the front elevation.

LIVING/DINING ROOM

15'10 x 23'5

A spacious, double-aspect L-shaped room featuring a window overlooking the front elevation and a patio door

opening to the rear garden. The room includes two radiators and highlights a living flame gas fire with a marble hearth and an Adam-style surround

DINING AREA

KITCHEN/BREAKFAST ROOM

13'5 x 9'8

The kitchen is fitted with a range of light woodgrain maple-style wall, base, and drawer units, complemented by ornamental handles and ample work surfaces. It features a resin one-and-a-half bowl sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, gas hob, extractor hood, dishwasher, and fridge. A window overlooks the rear elevation, and the space also includes a radiator and a glazed door leading to the utility room.

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UTILITY ROOM

9'5 x 10'5

An L-shaped room fitted with coloured woodgrain-effect wall, base, and drawer units, complemented by ornamental handles and ample work surface space. It includes a resin one-and-a-half bowl sink unit with an adjustable mixer tap and tiled splashback. There is space and plumbing for a washing machine, as well as additional space for a dryer. Two windows overlook the rear garden, and the flooring is finished with ceramic tiles. A built-in cupboard houses the Baxi gas combination boiler. A glazed door leads to the sitting room, while a UPVC opaque double-glazed door opens to the rear garden.

SITTING ROOM

14'0 x 9'4

This room features a window and UPVC double-glazed French doors that open out to the rear garden, complemented by

a skylight with an integrated blind. The space boasts timber laminate flooring, a radiator, and a semi-vaulted ceiling with an exposed beam, adding character and warmth.

BEDROOM ONE

15'3 x 10'0

Having a window facing the garden, with a radiator below and fitted with floor to ceiling wardrobes with three sliding mirror doors.

BEDROOM TWO

12'8 x 10'2

Also with a window facing the garden with a radiator below and is fitted with floor-to-ceiling wardrobes with three sliding mirror doors.

SHOWER ROOM

A beautifully designed shower room featuring a glazed door leading to an oversized shower enclosure with panelled walls, a fixed seat, and a thermostatic shower. The ceiling includes two recessed downlights and an extractor fan for ventilation. The bathroom also includes a dual-flush low-level WC with a housed cistern, alongside a vanity unit with an oversized Utopia wash hand basin, a mixer tap, and a panelled splashback. The flooring is woodgrain-effect timber laminate which benefits from underfloor heating. An anthracite heated towel rail is mounted on the wall with additional recessed downlights and an extractor fan complete the modern, functional design.

EXTERNALLY

To the front of the property, a brick-paved driveway leads to a double garage, with timber-gated access to the rear garden. An external courtesy light is positioned next to the front door. A beautifully maintained rear garden

featuring brick block pathways and a paved patio area, ideal for outdoor relaxation. The garden also includes a separate vegetable plot, a timber shed, a greenhouse, and raised planters. Additional amenities include outdoor lighting, a water supply, a covered seating area, and a summer house, offering a perfect space for enjoying the outdoors.

GARDEN

GARAGE

15'8 x 15'8

The garage is accessed through two single up-and-over doors at the front, with a glazed timber-panel door at the rear. It is equipped with power, lighting, and access to a loft storage space.

SUMMER HOUSE

A lovely timber summer house accessed through double glazed, double doors and having two double glazed windows which look out to the rear garden

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SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: F - £2909.00

ARRANGE A VIEWING

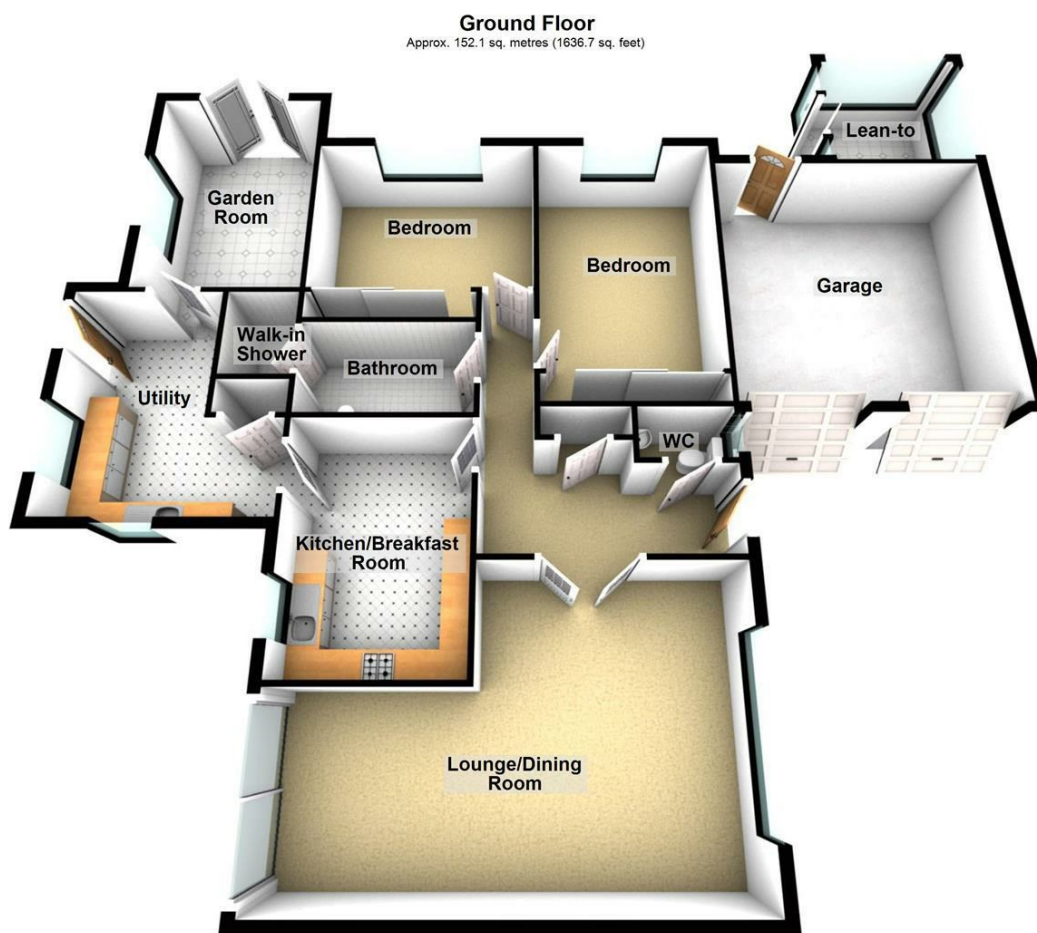
Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

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 & Country Estate Agents 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. 152.1 sq. metres (1636.7 sq. feet)

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		
	73	84
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.