



Offers in the region of £695,000

 4 Bedrooms

 2 Bathrooms

1 The Limes, Chester Road, Rossett,
Wrexham LL12 0DB

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General Remarks

A truly immaculate modern detached four bedroom / two bathroom home providing exceptionally well appointed accommodation in a private cul-de-sac location close to the heart of this sought after village location between Wrexham and Chester.

This immaculately presented detached property provides well-proportioned extremely well appointed accommodation briefly comprising an entrance hall; cloakroom; lounge with cast multi-fuel stove; study; super open plan fitted kitchen with unusual larva work surfaces and integrated appliances extending through to both garden and dining rooms; utility room. Upstairs a landing leads to four bedrooms, the master with fitted wardrobes and en-suite shower room together with a fully tiled bathroom. Central heating is provided by a "Worcester" gas combi boiler and PVCu double glazing with matching fascias is fitted throughout. The level gardens are well established. At the front a patterned pavier drive leads to a brick and tiled double garage. The secure rear has a southerly aspect overlooking a field and has a choice of seating areas including a corner covered decked pergola.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Location: The property comprises one of a group of five similar dwellings of differing designs situated at the head of a private roadway. It is situated a few hundred yards from the centre of the village which is a much favoured residential location on the Welsh / English border approximately six miles equidistant between the cities of Wrexham and Chester. Rossett lies on the River Alyn and the B5445 and the rear wall of the property abuts the B5102 road to Holt. The village offers a wide range of daily shopping facilities, both Primary and Secondary Schools and a choice of Hostelries and Restaurants.

Constructed of brick-faced external cavity walls beneath a tiled roof.

Accommodation

On The Ground Floor:

Recessed Porch: Security-style door with double glazed side reveal to:

Entrance Hall: 12' 1" x 10' 11" (3.68m x 3.32m) excluding arched recess. Staircase with Half-Landing and arched window leading off. Radiator. Oak finished flooring. Telephone point. Double power point. Ornate corniced ceiling. Central heating thermostat. Wall-lights. Bevel glazed doors leading to:

Cloakroom: 5' 3" x 3' 6" (1.60m x 1.07m) Fitted two piece white suite comprising a pedestal wash hand basin with monobloc mixer tap and a close coupled dual flush w.c. Oak finished flooring. Radiator.

Study: 10' 11" x 6' 10" (3.32m x 2.08m) Oak finished flooring. Corniced ceiling. Radiator.

Lounge: 17' 9" x 13' 0" (5.41m x 3.96m) Cast multi-fuel stove to an illuminated fireplace recess. Ornate corniced ceiling. Two wall-lights. Radiator. Oak finished flooring. French windows to the rear garden.

Open Plan Kitchen/Dining Room/Family Room:
Viz:

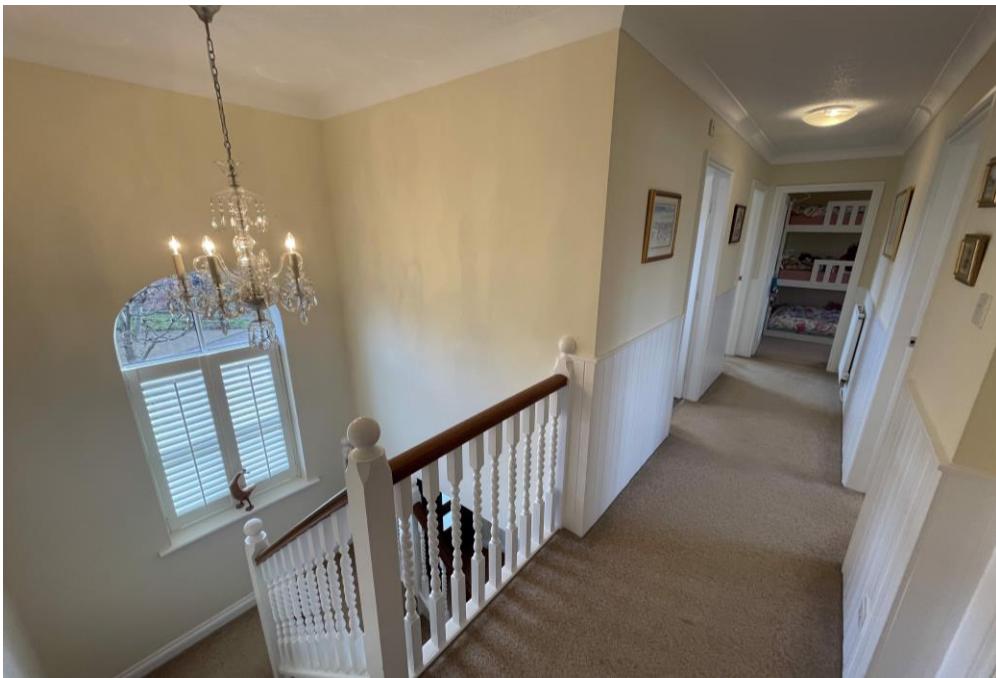
Kitchen: 21' 0" x 10' 5" (6.40m x 3.17m) Refitted with ranges of off-white shaded units having contrasting larva work surfaces and upstands including a one-and-a-half-bowl stainless steel sink with monobloc mixer tap set into a range of six-doored base units and two drawer packs including a peninsula and with extended work surfaces, beneath which there is an integrated dishwasher and warming drawer. Slot-in gas-fired range-style cooker with chimney-style extractor hood above. Tall wine-rack and housing for an upright fridge freezer. Seven-doored suspended wall cabinets. Matching dresser-style unit. Inset ceiling lighting. Slate-effect tiled floor. Opening to:

Dining Room: 13' 2" x 10' 9" (4.01m x 3.27m)
Radiator. Ornate corniced ceiling. Slate-effect tiled floor.

Garden Room: 13' 0" x 12' 5" (3.96m x 3.78m)
Pitched vaulted ceiling. Slate-effect flooring. Tall column and conventional radiators. French windows to the rear garden.

Utility Room: 10' 0" x 6' 7" (3.05m x 2.01m) including corner broom cupboard. Radiator. Single drainer stainless steel sink unit inset into a range of four-doored base units with extended work surfaces, beneath which there is plumbing for a washing machine and space for a dryer. Ceramic tiled floor. PVCu framed external door.









On The First Floor:

Landing: 19' 2" x 3' 6" (5.84m x 1.07m) Painted dado panelling. Radiator. Cylinder cupboard accommodating the "Worcester" gas-fired boiler. Coved ceiling.

No. 1 Bedroom: 17' 9" x 12' 10" (5.41m x 3.91m) excluding bay window. Fitted range of high gloss seven-doored wardrobes. Inset ceiling lighting. Radiator.

En-Suite Shower Room: 10' 11" x 6' 9" (3.32m x 2.06m) "His and hers" vanity wash hand basins, w.c. with concealed cistern and 1700 mm shower tray having screen and mains thermostatic shower. Tall chrome radiator. Part tiled walls with a full-depth mirror above. Ceramic tiled floor.

No. 2 Bedroom: 13' 2" x 10' 10" (4.01m x 3.30m) Coved ceiling. Radiator.

No. 3 Bedroom: 10' 9" x 8' 10" (3.27m x 2.69m) Radiator. Coved ceiling.

No. 4 Bedroom: 14' 8" x 7' 6" (4.47m x 2.28m) Radiator. Coved ceiling.

Bathroom: 9' 4" x 6' 7" (2.84m x 2.01m) Fitted three piece white suite comprising a contoured bath with shower screen and mains thermostatic shower above, vanity wash hand basin and close coupled dual flush w.c. Chamfered brick-effect tiled walls with inset illuminated mirror. Coved ceiling. Chrome ladder radiator.

Outside: A patterned paver driveway leads to a detached brick-built and tiled Garage 19' x 17'8" (5.79m x 5.35m) fitted with an electric up and over door and side personal door. The remainder of the front garden is lawned with specimen shrubs and hedgerows. To the rear of the garage there is a fenced Utility Storage Area with Garden Shed. Flagged side Patio extending around to the rear of the property, which has a southerly aspect, and which includes a choice of flagged Seating Areas and a corner decked covered Pergola. The rear garden is predominantly lawned with a mature hedgerow surround. Outside tap and lighting system.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" gas-fired boiler situated in a cupboard off the Landing. The property is wired for a BT telephone system.

Tenure: Freehold. Vacant Possession on Completion.

EPC: EPC Rating - Awaited.

Council Tax Band: The property is valued in Band "H".

Directions: For satellite navigation use the post code LL12 0DB. Leave the A483 at junction 7 signposted B5102 Llay and Rossett. Follow the signs into Rossett. Continue along Chester Road until turning left into The Limes immediately before the Rossett Hall Hotel. Continue and No. 1 will be seen as the first on the left.

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