



ALFREDA, CHESTER ROAD, LAVISTER

£535,000

- IMPRESSIVE OPEN-PLAN KITCHEN, DINING & LIVING SPACE
- HIGH-QUALITY FITTED KITCHEN WITH ISLAND & INTEGRATED APPLIANCES
- ENCLOSED REAR GARDEN IDEAL FOR FAMILIES AND ENTERTAINING
- PRIVATE DRIVEWAY WITH AMPLE OFF-ROAD PARKING

DWELL

ALFREDA, CHESTER ROAD, LAVISTER

4
BED

3
BATH

1
RECEPTION

A beautifully extended and exceptionally versatile detached family home, set within the heart of the highly regarded village of Lavister, offering generous living space, modern finishes and a layout perfectly suited to contemporary family life.

From the moment you arrive, Alfreda makes a strong first impression. Set back from Chester Road with ample driveway parking and a detached garage, the property combines kerb appeal with a real sense of space and privacy.

At the heart of the home is an impressive open-plan kitchen, dining and family room, thoughtfully designed as a true hub for everyday living and entertaining. Finished to a high standard, the kitchen features extensive fitted cabinetry, quality worktops, integrated appliances and a substantial central island, with excellent natural light and direct access to the rear garden - ideal for family gatherings, dinner parties and relaxed evenings at home. A separate utility room adds valuable practicality.

Complementing the open-plan space is a generous living room, providing a comfortable and quieter retreat that is complete with a log burning stove and garden access.

One of the standout features of this home is its exceptionally flexible layout. The ground floor offers two additional bedrooms and a family bathroom, ideal for home working, guest accommodation, or multi-generational living. Upstairs, the property continues to impress with a spacious principal bedroom complete with en-suite facilities, alongside a further double bedroom, also benefitting from its own en-suite - a rare and highly desirable arrangement for busy households.

Externally, the property enjoys a private and enclosed rear garden that is westly facing, providing a safe and attractive space for children, pets and outdoor entertaining. The detached garage offers excellent storage or further potential for hobby or gym use, while the driveway provides ample off-road parking.

Located between Rossett and Pulford, Lavister is widely regarded as one of the area's most desirable villages, offering the perfect balance between village charm and everyday convenience. The area benefits from a range of local shops, cafés, pubs and services, all within easy reach, while the nearby towns of Chester and Wrexham provide a wider selection of shopping, dining and leisure options.

For families, the area is particularly well served by highly regarded local schools, including popular primary schools within Rossett and well-respected secondary options nearby, making this a consistently sought-after location for buyers.

Commuters are also well catered for, with excellent road links via the A483, providing easy access to Chester, Wrexham, the wider North West and beyond.

Alfreda offers a rare combination of space, flexibility and location, all presented in superb order and ready to move straight into. Whether you're a growing family, an upsizer, or a buyer looking for long-term versatility in a premium village setting, this is a home that truly adapts to your lifestyle.









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DWELL

COUNCIL TAX

Band G

LOCAL AUTHORITY

Wrexham County Borough Council

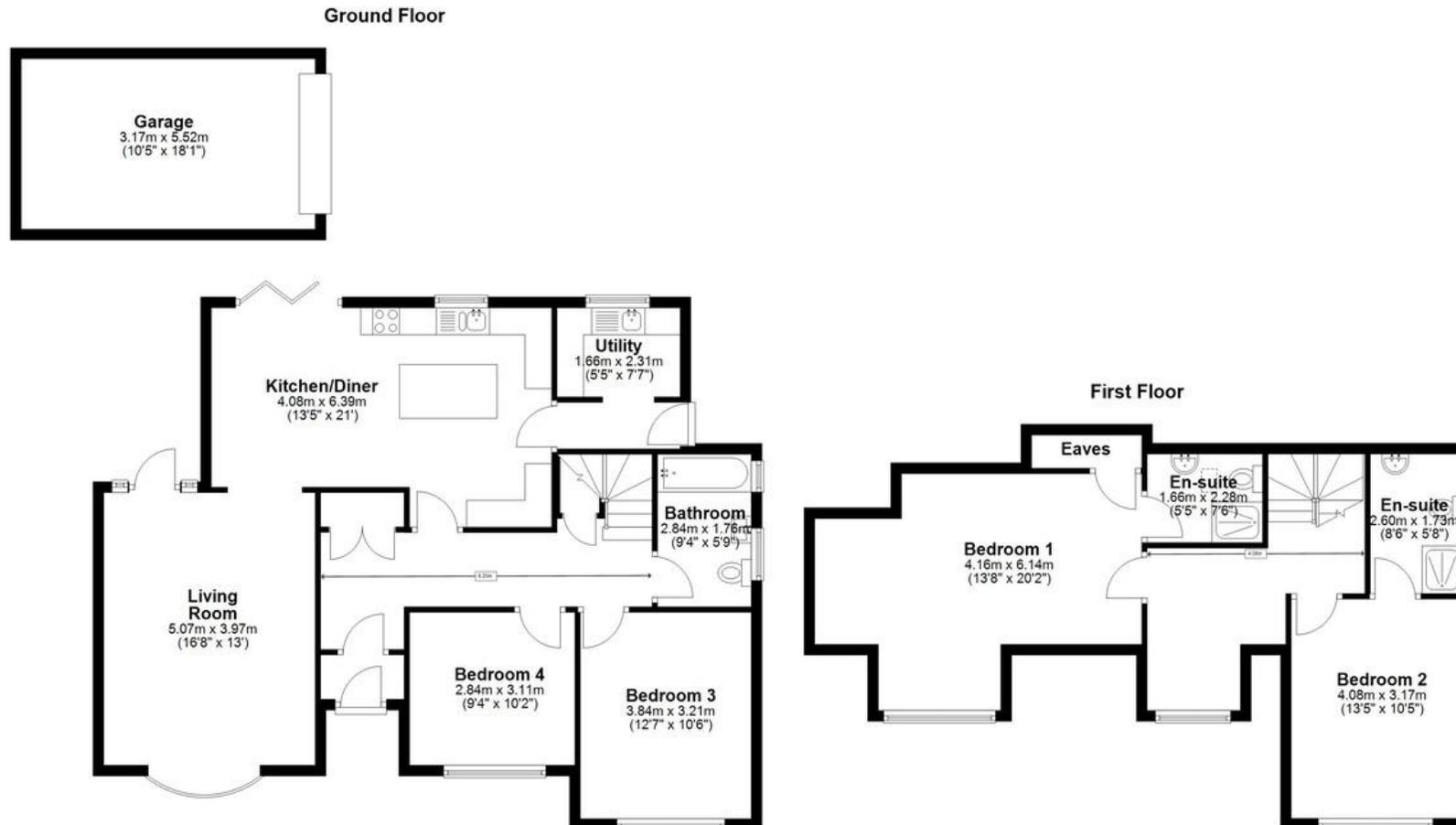
TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC



TOTAL FLOOR AREA 1,790 sq ft / 166 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 80 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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