



10

Rossett | Wrexham | LL12 0BJ

£600,000

MONOPOLY
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This kitchen is for laughing & dancing

Situated within the highly regarded village of Rossett, and offered for sale, is this spacious four-bedroom detached family home, which has been extensively renovated and meticulously maintained by the current owners. The well-planned accommodation is arranged over two floors and begins with a welcoming L-shaped entrance hallway with useful storage. The ground floor offers a modern open-plan kitchen/dining area, a generously proportioned living room, a study, a ground floor fourth bedroom or additional reception room, and a contemporary shower room, providing excellent flexibility for family living, home working or multigenerational needs. To the first floor, a spacious landing leads to three well-proportioned double bedrooms, including a principal bedroom with en-suite facilities, along with a stylish family bathroom. Externally, the property enjoys wrap-around gardens, with the main garden located to the rear, thoughtfully landscaped for both relaxation and entertaining. Additional features include a driveway and carport, a summerhouse and a garden store. Occupying a quiet cul-de-sac position on Pippin Lane, the home is ideally placed for Rossett village amenities, all within walking distance, including shops, eateries, medical facilities and well-regarded schools. There are also excellent transport links, with the Chester-Wrexham bus route and the A483 nearby, providing convenient access to surrounding areas. This impressive family home must be viewed to be fully appreciated.

- IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME
- 'L' SHAPED HALLWAY WITH GROUND FLOOR SHOWER ROOM
- MODERN OPEN PLAN KITCHEN/DINING AREA WITH BUILT IN APPLIANCES
- LIVING ROOM WITH MULTI-FUEL BURNER
- STUDY AND DINING ROOM/FOURTH BEDROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM
- CARPORT, DRIVEWAY AND WRAP AROUND GARDENS
- CUL-DE-SAC LOCATION
- SOUGHT AFTER VILLAGE OF ROSSETT



Hallway

Composite-clad hardwood entrance door with double glazed windows either side leads into a welcoming 'L' shaped entrance hallway with natural stone tiled flooring throughout, two panelled radiators, recessed LED lighting, cloakroom cupboard with power sockets and shelving, stairs to first floor, doors leading into bedroom four, shower room, kitchen/dining, living room and study.

Kitchen/Dining Room

A beautifully presented kitchen/dining space fitted with an extensive range of wall, drawer and base units, incorporating corner swivel larder units, a glazed display unit, a floor-to-ceiling pull-out spice rack and deep pan drawers, all complemented by high-quality granite work surfaces. The kitchen is equipped with an excellent range of integrated appliances including a Bosch fridge-freezer, dishwasher and washing machine, a five-ring gas hob with extractor hood, a Miele tumble dryer, and two Neff eye-level ovens featuring 'Hide & Slide' doors. A 1.5 bowl stainless steel sink with granite drainer and mixer tap is set within the granite work surface. The room is further enhanced by natural stone tiled flooring, brick-style splashbacks, under-cabinet lighting and recessed LED spotlights. Additional features include two radiators, ample space for a dining table, and a uPVC double-glazed box-style window to the side elevation providing excellent natural light.

Living Room

A spacious and light-filled living room featuring a bay-style uPVC double-glazed window and uPVC French doors with glazed upper panels opening onto the garden, complemented by two additional uPVC double-glazed windows to the opposing side - allowing an abundance of natural light throughout the space. The room is centred around a multi-fuel

burner set on a slate hearth with an inset wooden mantel. Further features include wooden laminate flooring, two radiators, two ceiling light points, and additional recessed LED lighting within the window area.

Study

UPVC double glazed French doors to the garden area. Wooden laminate flooring, ceiling light point and panelled radiator.

Bedroom Four/Dining Room

A feature splayed bay window with three uPVC double glazed window sections overlooking the garden area. Wooden laminate flooring, ceiling light point and panelled radiator. Presently used as an additional dining area but can be used as bedroom four.

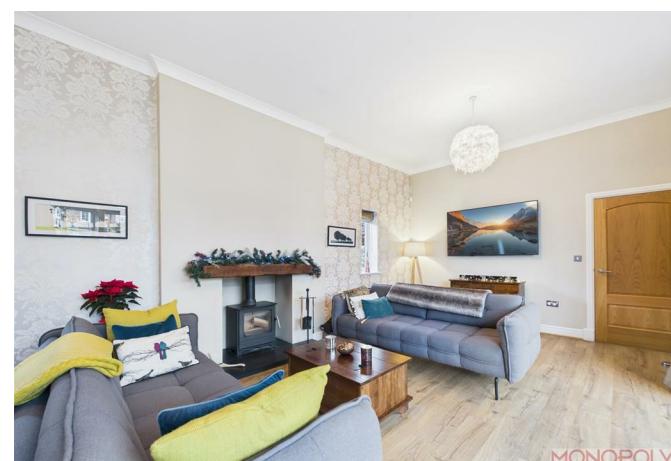
Ground Floor Shower Room

Stylish and well-appointed shower room fitted with a contemporary three-piece suite comprising a corner quadrant shower enclosure with thermostatic dual-hose rainfall shower, concealed cistern low-level WC and vanity wash basin with storage beneath. Finished with attractive full-height tiled walls, patterned floor tiling and complemented by a heated towel radiator, extractor fan and recessed lighting, creating a sleek and functional space.

Landing Area

Carpeted stairs rise to a mid-landing featuring an attractive arched uPVC double-glazed window to the front elevation. Further stairs lead to the main landing, which provides access to a partially boarded loft via a pull-down ladder and benefits from lighting. An airing cupboard houses the combination boiler and shelving. The landing is finished with carpet flooring and recessed LED lighting, with doors leading to three bedrooms and the family bathroom.





Principal Suite

UPVC double glazed window to the rear elevation. Fitted with a triple range of wardrobes with railing and shelving. Wooden laminate flooring, two ceiling light point panelled radiator and door into en-suite.

En-suite

Contemporary en-suite shower room fitted with a stylish three-piece suite comprising a generous walk-in shower with dual hose rainfall shower head and glazed screen, concealed-cistern WC and vanity wash basin set within a sleek storage unit. Finished with full-height tiling, inset tiled shelving, mosaic-style tiled flooring and complemented by an illuminated mirror, recessed ceiling spotlights and a chrome heated towel radiator. A frosted window provides natural light while maintaining privacy.

Bedroom Two

UPVC double glazed window to the side elevation. Built-in wardrobes with rail and shelving, wooden laminate flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the side elevation. Built-in wardrobes with rail and shelving, wooden laminate flooring, ceiling light point and panelled radiator.

Family Bathroom

Beautifully appointed three-piece family bathroom featuring a generous two-person panelled bath with centrally mounted mixer tap and handheld shower attachment. The suite further comprises a contemporary vanity wash basin with storage beneath and a modern WC. Finished with stylish full-height wall tiling and complementary patterned tiled flooring, the room is enhanced by a heated towel radiator, extractor fan, feature wall lighting, recessed ceiling spotlights and a frosted uPVC double glazed window providing natural light and privacy.

Outside

The property occupies a generous corner plot within a quiet and well-regarded cul-de-sac, approached via a pleasant external porch to the front elevation. The gardens extend around the front, right-hand side and rear, predominantly laid to lawn and thoughtfully landscaped with bark and slate chippings, mature trees and established shrubbery. To the side of the property there is access to a sheltered carport, along with a composite-clad hardwood door providing entry to the rear garden. The beautifully landscaped rear garden offers a selection of paved patio areas, a timber pergola, lawned garden and a summerhouse, all set within well-stocked borders of bark chippings, mature shrubs and trees. Practical features include three external water taps located to the front, side and rear, along with hard-wired external lighting and power sockets to the rear garden. The boundaries are enclosed by a mixture of timber fencing and wrought iron railings, providing both security and privacy.

Summerhouse/Garden Store

Timber built summer-house provides an additional garden space, with power and lighting. Attached is a garden store with additional power.



Carport

The carport area provides parking for two vehicles sheltering a block paved driveway. There is lighting, a log store area and access to the rear garden.

Additional Information

The property was fully renovated approximately nine years ago and has been carefully maintained and improved by the current owners. Notable upgrades include the installation of a Worcester combination boiler, located in the airing cupboard on the landing and serviced annually, along with a re-fitted kitchen/dining area and completely updated bathrooms, comprising a ground floor shower room, en-suite and family bathroom. Further improvements include new flooring throughout, landscaped gardens, replacement external doors and front porch, select new radiators, and the installation of a multi-fuel burner, which is swept annually. The property has also benefited from ongoing internal redecoration. The home was constructed in 2009 and falls within Council Tax Band G. Additional features include Hive smart central heating, a hard-wired security system, and access to a shared community garden adjoining the property, featuring pathways, established shrubs and mature trees.

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







Approximate total area⁽¹⁾
1739 ft²
161.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Building 2

MONEY LAUNDERING REGULATIONS 2003

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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			
(92 plus) A	B	79	82
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B	79	82
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

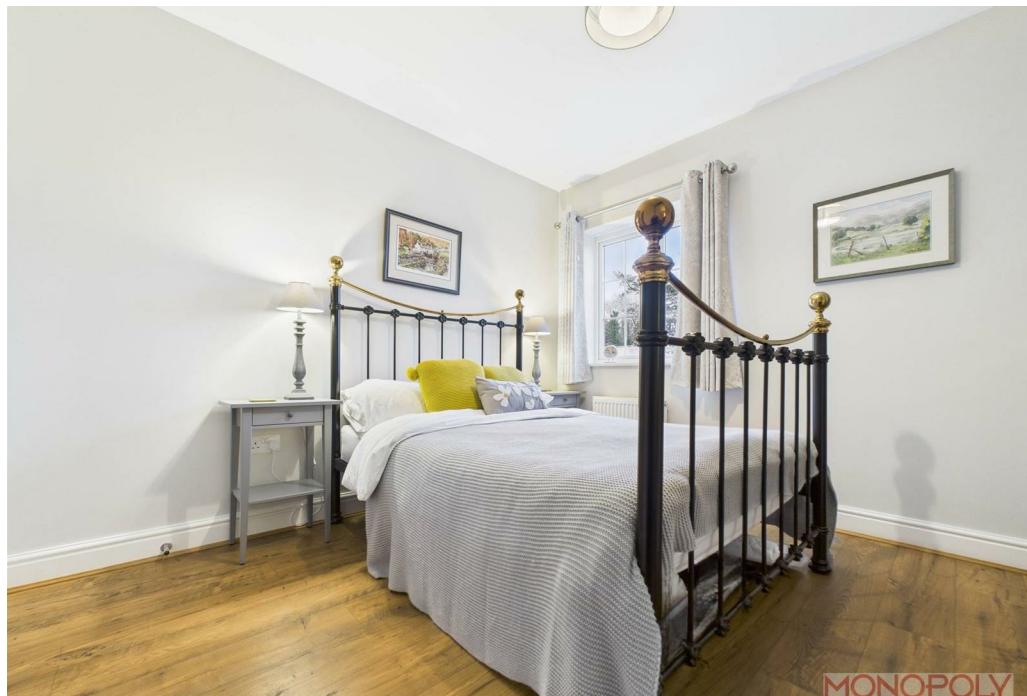


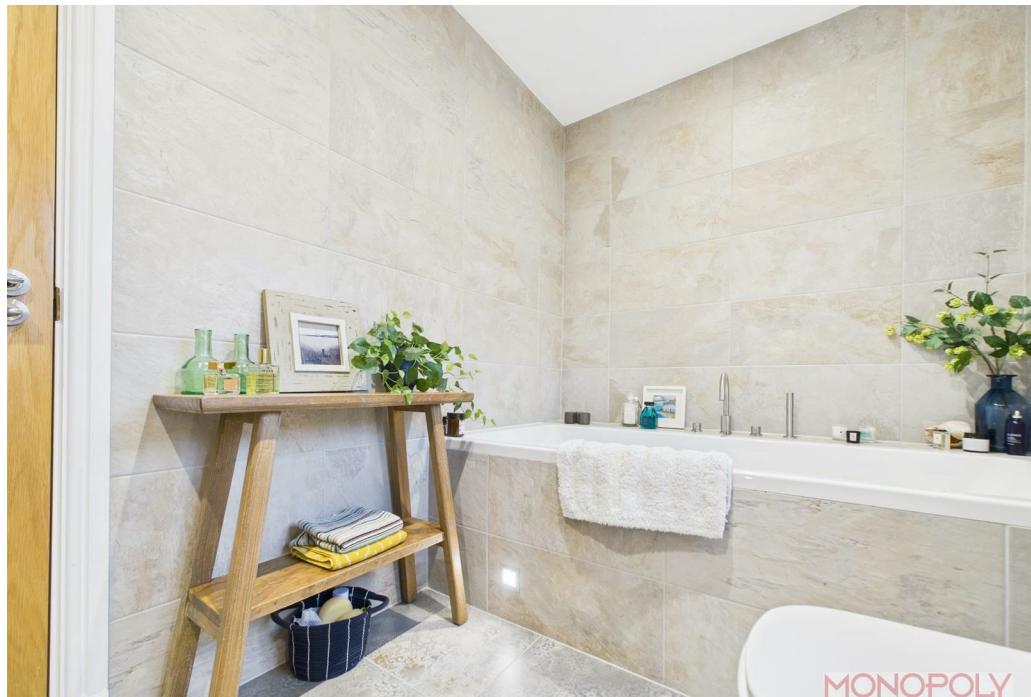
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