



Westfield

Rossett | Wrexham | LL12 0DF

Offers In Excess Of £400,000

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Nestled in the charming village of Rossett, Wrexham, this splendid detached house on Chester Road offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking space and tranquillity. As you enter, you are greeted by a welcoming atmosphere that flows throughout the home. The well-designed layout ensures that each room is filled with natural light, creating a warm and inviting environment. The spacious living areas provide ample room for relaxation and entertaining, making it a perfect setting for family gatherings or social events. The kitchen is a highlight of the home, featuring contemporary fittings and ample storage, making it a delightful space for culinary enthusiasts. The bedrooms are thoughtfully designed, providing comfort and privacy for all family members. Each room is well-proportioned, ensuring that everyone has their own personal space. There is a family bathroom and a Jack & Jill style shower room. Outside, the property boasts an attractive garden, perfect for enjoying the fresh air or hosting summer barbecues. The detached nature of the house provides added privacy, making it a peaceful retreat from the hustle and bustle of everyday life. Located in the sought after village of Rossett, this home benefits from a friendly community atmosphere while being conveniently close to local amenities and transport links. This property is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the opportunity to make this delightful home your own.

- A FOUR BEDROOM DETACHED HOUSE
- SUPERB OPEN PLAN KITCHEN/DINING ROOM
- GENEROUS LIVING ROOM
- CONSERVATORY
- FAMILY BATHROOM, JACK & JILL STYLE SHOWER ROOM & DOWNSTAIRS WC
- INTEGRAL GARAGE
- OFF ROAD PARKING
- GENEROUS PLOT WITH ATTRACTIVE GARDENS
- SOUGHT AFTER LOCATION
- VIEWING HIGHLY RECOMMENDED!



Location

Situated in the sought after village of Rossett just a few miles to the south of the historic city of Chester. Chester provides an excellent range of services and facilities, including an award-winning theatre and numerous restaurants and bars. The Grosvenor Pulford Hotel and Spa is within walking distance. The popular village of Rossett just over the Welsh border provides an excellent range of facilities and amenities including a Co Op convenience store, doctors surgery and pharmacy. A good selection of pubs, restaurants and cafes are perfect for dining out with friends and family. There is a good choice of both private and state schools, including the highly regarded independent schools of The King's and Queen's Schools. Darland High School and St. Peter's Church in Wales Primary School ensure excellent local schooling options. Sporting facilities are well catered for with numerous sports clubs, gyms and facilities in and around the City, motor racing at Oulton Park and horse racing at Chester and Bangor-on-Dee. The property is well-placed for commuting to the commercial centres of the North West via the A55 which leads to the M53 and M56 motorway network and the property is within 2 miles of the Chester Business Park. The A55 also leads to the North Wales coast and across to Anglesey. Chester station offers a direct service to London, Euston within 2 hours.

Hallway

Upvc entrance door, storage cupboard, stairs to first floor, doors to wc, garage, kitchen and dining area.

Kitchen/Dining Room

Fitted galley style kitchen with a range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, oven and grill, electric hob, extractor, integrated dishwasher, fridge and freezer,

space for washing machine, windows and external door to side, spotlights, open plan into dining area, double doors and patio doors to family room.

Living Room

Carpet, electric fire, French style doors to garden, two sets of patio doors into conservatory, Velux skylight window, spiral staircase to bedroom one.

Conservatory

Polycarbonate roof, tiled floor, glazing to side and rear, French style doors to rear garden, single glazed door opening to patio.

First Floor Landing

Carpet, doors to three bedrooms and bathroom, airing cupboard.

Bedroom One

Carpet, window to rear with a pleasant view, window to front, Velux skylight, spiral staircase to ground floor, spotlights, fitted wardrobes.

Shower Room

Jack and Jill style shower room with shower enclosure, hand wash basin set in vanity unit, carpet, doors to bedrooms one and two, fitted cupboards.

Bedroom Two

Carpet, window to rear, fitted bedroom furniture, door to Jack and Jill shower room.

Bedroom Three

Carpet, window to front, decorative timber wall panelling.

Bedroom Four

Carpet, window to front, fitted wardrobe, ceiling fan.





Bathroom

Panel bath, shower from taps, wc, hand wash basin, tiled walls, vinyl flooring, chrome towel rail, window to side, loft access.

WC

Toilet, hand wash basin, window to side.

Garage

Up and over door, pedestrian door to hall, solar panel console.

Outside

Front brick laid drive providing off road parking, gate to rear.

Rear garden with patio adjacent house, timber pergola, mature planted borders, paved circular patio, timber garden store.

Additional Information

Solar panels

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections.

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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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage







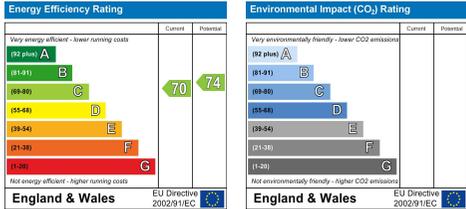


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