



Darland Lane, Rossett LL12 0EL

£330,000

Located in the highly desirable village of Rossett, this well-presented three-bedroom semi-detached property offers spacious and versatile accommodation with a particularly generous and private rear garden. The internal layout briefly comprises an entrance hallway, inner porch/cloakroom area, a stylish open-plan kitchen/dining room, and a large living room with a cosy reading nook or space for a second dining area. The ground floor also includes a double bedroom, a modern shower room, and access to a detached utility/workshop offering additional flexibility for storage or workspace. To the first floor are two further double bedrooms and a generously sized family bathroom. Externally, the property sits on a well-proportioned plot with a low-maintenance gravelled driveway to the front, providing ample off-road parking. The rear garden is a standout feature—well-established and beautifully enclosed, it boasts a spacious paved patio ideal for entertaining and a large lawn bordered by mature hedging, shrubs, and trees. Darland Lane is a peaceful residential road within walking distance of local schools, including the highly regarded Darland High School. The popular village of Rossett is known for its vibrant community and excellent amenities, including independent shops, cafes, pubs, and restaurants. There is a local co-op, a GP surgery, and scenic riverside walks. The location is ideal for commuters with easy access to the A483, linking Wrexham and Chester. A fantastic opportunity to secure a family home in a sought-after village setting. Early viewing is highly recommended.

- THREE BED SEMI-DETACHED FAMILY HOME
- VERSATILE LIVING SPACE
- MODERN KITCHEN/DINING AREA
- DOWNSTAIRS SHOWER ROOM AND FAMILY BATHROOM
- GENEROUS GARDEN TO THE REAR
- SOUGHT AFTER VILLAGE LOCATION OF ROSSETT
- ENTRANCE HALL AND PORCH
- LOUNGE WITH READING NOOK AND MULTI-FUEL BURNER
- DOUBLE BEDROOMS WITH ONE GROUND FLOOR
- DRIVEWAY AND DETACHED UTILITY/WORKSHOP



Entrance Hall

Composite door leads into entrance hall with tiled flooring, under-stairs storage cupboard, two ceiling light points, panelled radiator, stairs to first floor and doors off to bedroom three/additional reception and downstairs shower room.

Entrance Porch/Inner Hall

Providing an additional entrance to the property via a uPVC double glazed frosted door and window to the side elevation is this useful entrance porch with parquet flooring, recessed LED lighting, panelled radiator, fitted shelving and coat hooks. Doors into kitchen, lounge and entrance hall.

Living Room

UPVC double glazed French style doors onto the garden area in a separate reading area with recessed lighting and tiled flooring. The lounge features a multi-fuel burner set on a slate tiled hearth with brick surround and wooden mantle. The room is finished with parquet flooring, panelled radiator, ceiling light point and coved ceiling.

Kitchen/Dining Area

A light and airy space with uPVC double glazed French style doors onto the garden area with additional uPVC double glazed window to the side. Housing a range of wall, drawer and base units with granite work surface over and integrated breakfast bar with storage. Integrated appliances to include fridge-freezer, dishwasher, five ring induction hob with contemporary tilted extractor over and eye-level double oven and combination microwave. 1.5 stainless steel sink unit with mixer tap over. Ceiling light point, two additional pendant lights and recessed LED lighting. Finished with tiled flooring with under-floor heating and space for dining table.

Bedroom One/Additional Reception

UPVC double glazed window to the front. Currently used as an office space but can be utilised as a third bedroom. Carpet flooring, ceiling light point and panelled radiator.

Ground Floor Shower Room

Modern three-piece suite comprising low-level WC, wash hand basin with storage under and corner enclosed mains shower cubical. Finished with a heated towel rail, tiled flooring and walls, ceiling light point, uPVC double glazed frosted window to the side along with two uPVC double glazed windows to the front allowing further light.

Detached Utility

Brick built detached utility/workshop area with uPVC double glazed frosted door and window to the front with additional uPVC double glazed window overlooking the garden area. Housing a range of base units with complimentary work surface over. Stainless steel sink unit with mixer tap over Space and plumbing for washing machine and tumble dryer. Combination oil boiler serviced each year. Tiled flooring, panelled radiator and ceiling light point.

Landing Area

UPVC double glazed window to the side elevation. Carpet flooring, ceiling light point, access to eave storage, loft storage, doors to bedrooms and bathroom.

Bedroom Two

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the front elevation. Housing a range of wardrobes with clothing rail and shelving. Ceiling light point, wall light, panelled radiator and carpet flooring.

Bathroom

A spacious three piece suite bathroom comprising low-level WC, 'P' shaped bath with mains shower over and wash hand basin set in a vanity unit with storage either side. Heated towel rail, tiled floor



with under-floor heating and part-tiled walls, two ceiling light points, extractor, uPVC double glazed window to the side elevation and Velux sky light.

Outside

The property is set back from the road behind a spacious gravelled driveway providing ample off-road parking. A paved pathway leads to the entrance door with a low-maintenance design and gated access to the rear. The driveway runs along the side of the property, providing further parking and access to the detached utility space and rear garden. A standout feature of this property is the expansive rear garden, which includes an Indian stone paved patio area ideal for outdoor dining and entertaining. The garden is mainly laid to lawn and bordered by mature hedging and fencing, creating a private and enclosed setting. There are various established shrubs and trees throughout, with a shed and seating area at the far end of the garden, offering both practicality and charm. A brick-built outbuilding, offers additional storage, workshop and utility space.

Additional Information

The boiler is a combination oil boiler and the oil tank is located behind the detached utility in the rear garden area. This is re-filled every 9 months and costs will vary dependant on usage.

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.

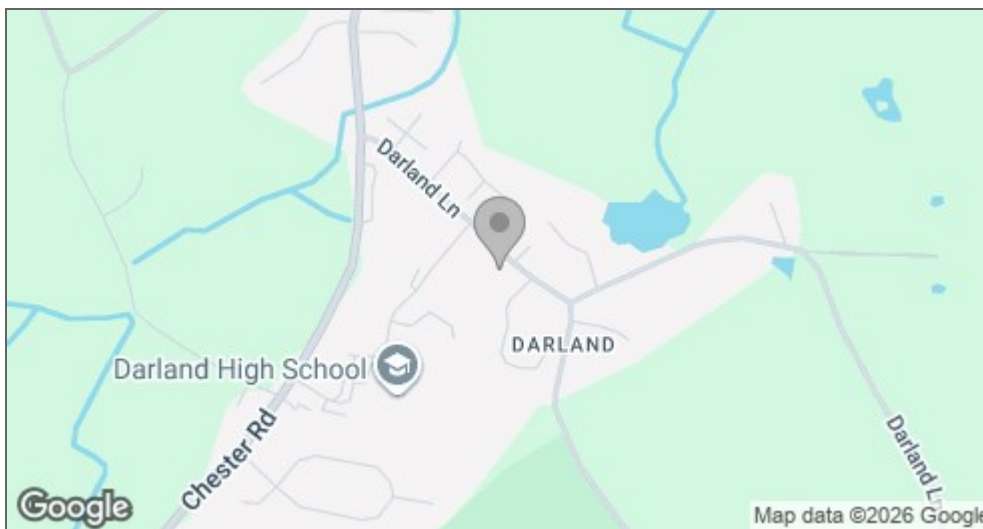
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification

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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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