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Located within a private cul-de-sac overlooking the Dee Valley & Cheshire Plain, is this substantial five bedroom detached family home. Offering over 2,890 square feet of living space, set over three floors, with the living accommodation centred around a large open plan kitchen/dining/family room. There are five double bedrooms, two having en-suite shower rooms. The property must be viewed to be fully appreciated.

FULL DESCRIPTION

Situated within an exclusive cul-de-sac development and offering beautiful open views over the Dee Valley and Cheshire Plain. This splendid five-bedroom detached family home has undergone recent renovation and has been finished to an extremely high standard. Offering spacious living accommodation throughout, the property has been designed to generous proportions offering approximately 2,890 square feet of living space set over three floors.

Briefly, the accommodation comprises, a welcoming reception hallway, spacious living room with feature brick inglenook fireplace and views over the Cheshire Plain, a beautiful open plan kitchen/dining/family room, utility room, cloakroom wc and separate sitting room. To the first floor is a galleried landing, large family bathroom with four-piece suite and four double bedrooms with the master bedroom benefiting from an en-suite shower room. On the second floor is the fifth double bedroom offering stunning views and having an en-suite shower room.

Located at the foot of Marford Hill and conveniently located for a range of local primary and secondary schools, shops, a public house and restaurants which are situated in the neighbouring villages of Gresford and Rossett. Chester is easily accessible in approximately ten minutes where there are the highly regarded schools of Kings and Queens, Christleton High and Abbeygate College. There is easy access to the motorway links such as the M53 and M56 along with the A55 Expressway.

The property also benefits from no onward chain

RECEPTION HALLWAY

Entered through a front aspect doorway with two feature stained glass side aspect windows. Having a stunning stone tiled floor, under stairs storage cupboard, alarm panel, designer radiator and staircase rising to the upper floors.



LIVING ROOM

17'1" x 13'10"
The upvc double glazed bay window offers beautiful open countryside views. With a feature brick Inglenook fireplace with brick hearth and heavy timber beam. Coved ceiling, television and telephone point and two radiators.



SITTING ROOM

21'1" x 13'3"
The upvc double glazed bay window offers beautiful open countryside views. With a feature brick Inglenook fireplace with brick hearth and heavy timber beam. Coved ceiling, television and telephone point and two radiators.



OPEN PLAN KITCHEN/DINING/FAMILY ROOM

A large open plan space which incorporates a large recently fitted breakfast kitchen with central island, along with an open plan dining and family room which overlooks the enclosed rear garden.



BREAKFAST KITCHEN

Fitted with an extensive range of wall, base level and draw units with under pelmet lighting. Stunning Corian work surface incorporating a one and a half bowl sink unit with bevelled drainer, mixer tap and tiled splash back. Central island with granite work surface, space for a range cooker and American style fridge freezer and integrated dishwasher. Having tiled flooring, recessed spot lights and a upvc double glazed window overlooking the rear garden. Opening to the dining and family area.



DINING/FAMILY ROOM

With a bay window overlooking the rear garden, feature exposed brick wall, television point, tiled flooring, recessed spotlights and a designer radiator.

UTILITY ROOM

87 x 56 (2.62m x 1.68m)
Fitted with a range of wall and base level units with Corian work surface over. Sink and drainer unit with mixer tap, space for appliances and plumbing for a washing machine. Tiled flooring, extractor fan and a side aspect upvc double glazed window.

CLOAKROOM WC

Fitted with a low-level wc and pedestal wash hand basin, tiled flooring and a double-glazed window.

REAR HALLWAY

Having a tiled floor, alarm panel and side aspect door.

FIRST FLOOR LANDING

A beautiful galleried landing with feature brick wall, front aspect double glazed sash window, storage cupboard, telephone point and a radiator. Staircase rising to the second floor.



MASTER BEDROOM

18'6" x 13'1"
A spacious master bedroom with front aspect double glazed bay window, enjoying far-reaching open field views, television and telephone point, wall mounted air conditioning unit, fitted wardrobes and two radiators.



EN-SUITE SHOWER ROOM

Recently renovated and fitted with a walk-in shower enclosure, low-level wc, wash hand basin with vanity draw below. Having tiled floor and walls, extractor, recessed spotlights and a double glazed window.



BEDROOM TWO

15'1" x 11'6"
A large double bedroom with a double-glazed window overlooking the rear garden, fitted wardrobes, television point and a radiator.



BEDROOM THREE

147 x 113 (4.45m x 3.43m)
Double bedroom with a front aspect double glazed bay window, fitted wardrobe, television point and a radiator.

BEDROOM FOUR

12'11" x 10'4"
Another double bedroom with a rear aspect double glazed window fitted wardrobe and a radiator.

FAMILY BATHROOM

11'8 x 11'6 (3.56m x 3.51m)
A beautifully appointed octagonal room with vaulted ceiling, fitted with a double end tiled bath with shower attachment to the mixer tap. Tiled shower enclosure, double wash hand basin with vanity units below and a low-level wc. Part tiled walls, tiled flooring with feature led floor lighting, three double glazed windows, extractor fan and heated towel rail.



SECOND FLOOR LANDING

With a velux roof window and a door which leads to the fifth bedroom.

BEDROOM FIVE

A large double bedroom with double glazed sash window providing stunning views, two velux roof windows, wood effect flooring, television point, storage into the eaves, fitted wardrobes and a radiator.



EN-SUITE SHOWER ROOM

Fitted with a tiled shower cubical with wall mounted electric shower, low level wc and pedestal wash hand basin. Recessed spot lights, extractor, velux roof window and a heated towel rail.