



## Village Walks

Marford, Wrexham LL12 8SZ

No Onward Chain  
**£645,000**

**\* FINISHED TO HIGH STANDARD \* SUPERB FAMILY HOME \* UNSPOILT RURAL VIEWS \* RECENTLY IMPROVED.** Enjoying a magnificent location at the foot of Marford Hill with unspoilt rural outlook to the front towards the Cheshire Hills. A superb detached residence that has been designed to generous proportions and offering; entrance porch, reception hallway, living room, open plan kitchen/dining/family room, separate dining room/games room, utility room, WC, first floor landing with principal bedroom and en-suite, bedroom two, bedroom three, bedroom four and family bathroom, second floor landing and bedroom five with en-suite shower room. Externally the property has been laid to lawn with fully stocked borders and fully enclosed. The property benefits from a good size paved driveway leading to a double garage. If you are looking for a ready to move into home with the WOW factor then we would strongly urge you to view.

## LOCATION

The property is within easy travelling distance of Chester via the A483 Chester to Wrexham By-Pass which leads to the M53 motorway, and is also convenient for North Wales via the A55 Trunk Road. The A483 also leads to the A5 and the M54 to the Midlands and the South. There are local shopping and schooling facilities in the neighbouring villages of Rossett and Gresford together with the more extensive facilities of both Chester and Wrexham.

## AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

## ENTRANCE PORCH

Pitched roof approached by stone flagged steps to Reception Hallway.



## RECEPTION HALLWAY

4.29m x 3.58m maximum (14'1" x 11'9" maximum)

Front door with stained glass and leaded light inserts with gold door furniture, recessed ceiling light point, coved ceiling, alarm pad, radiator, fire alarm, alarm sensor and stone tiled floor. Doors to under stairs storage cupboard and double doors through to the Living Room and door through to the Kitchen. Staircase rising to the upper floors.



## LIVING ROOM

6.50m x 3.99m (21'4" x 13'1")

Semi-circular bay sash window enjoying the rural view, recessed ceiling light points and ceiling light point activated by dimmer switch, coved ceiling, alarm sensor, aerial point and telephone point, two radiators, feature brick fireplace with gas living flame coal effect stove with wooden beam.



## KITCHEN/DINING/FAMILY ROOM

8.86m x 6.02m (29'1" x 19'9")

A large open plan room incorporating fitted Breakfast Kitchen, Dining Area and Family Room. Double doors onto the rear garden, stone tiled floor and windows from the Dining Area and Kitchen overlooking the garden, recessed ceiling light point, ceiling light points and partially coved ceiling.





### KITCHEN AREA

Fitted with an impressive range of units incorporating drawers and cupboards, open shelving and wine rack and larder unit, large island unit with drawers and cupboards, granite work surfaces with tiling to worktop area. Inset bowl and a half Franke composite sink with mixer tap and drainer, concealed under unit lighting, space for range with concealed extractor above, and space for American style fridge freezer.



### DINING/FAMILY AREA

Two radiators, provision for wall mounted television and aerial point, alarm sensor, wall mounted storage cupboard, double doors through to the Dining Room and door onto the Rear Hallway.

### DINING ROOM

5.23m into bay x 4.24m (17'2" into bay x 13'11")

Feature bay window with sash windows enjoying far reaching views, ceiling light point and recessed ceiling light point with dimmer switch, alarm sensor, radiator, aerial point, telephone point, gas effect wood burning stove with feature brick fireplace and wooden surround.



### DOWNSTAIRS WC

2.03m x 0.81m (6'8" x 2'8")

Wooden double glazed window with obscured glass, pedestal sink with mixer tap and tiled splash-back, WC, ceiling light point and floor tiles.

### REAR HALLWAY

Floor tiles, door with glass windows, ceiling light point, alarm sensor, alarm pad. Doors through to the Kitchen/ Dining / Family Room, the Utility Room and WC.

### UTILITY

2.59m x 1.68m (8'6" x 5'6")

Fitted with a range of wall and base level units with granite effect laminated worktops and tiling to worktop areas, cupboard housing an electric consumer board, composite single sink unit and drainer with gold mixer tap, wall mounted Glow Worm boiler, wall mounted water and heating control pad, double glazed wooden window with obscured glass, recessed ceiling light point, extractor fan, floor tiles, radiator and partial wall tiling.



#### FIRST FLOOR LANDING

5.51m x 4.95m (18'1" x 16'3")

A lovely galleried Landing with wooden sash windows overlooking the front, ceiling light point, recessed ceiling light point, smoke detector, alarm sensor, radiator, telephone point, door to under stairs storage cupboard, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom and staircase rising to the Bedroom Five.



#### EN-SUITE SHOWER ROOM

2.92m x 2.06m (9'7" x 6'9")

Comprising: tiled shower enclosure with Triton Combi HP shower and sliding glazed door; wash hand basin with mixer tap and two storage drawers beneath; and low level WC with concealed dual-flush cistern. Half tiled walls, tiled floor, double radiator with thermostat, extractor, recessed ceiling spotlights and double glazed window with obscured glass.



#### BEDROOM ONE

5.66m x 4.24m (18'7" x 13'11")

Double glazed sash window enjoying the rural view, ceiling light point and recessed ceiling light point, two radiators, aerial point and telephone point. Wall mounted Toshiba air conditioning unit, two double sets of wardrobe doors with rails and shelves. Door through to the En-Suite.



#### BEDROOM TWO

4.22m x 4.11m into bay (13'10" x 13'6" into bay)

Double glazed sash windows with far reaching views, recessed ceiling light point and ceiling light point, two telephone points and aerial point. Double doors leading through to a fitted wardrobe that have been railed and shelved.



#### BEDROOM THREE

4.62m x 3.51m (15'2" x 11'6")

Double glazed sash windows overlooking the rear, recessed ceiling light point and ceiling light point, telephone point and aerial point. Double doors leading through to a fitted wardrobe that have been railed and shelved.



#### BEDROOM FOUR

4.06m x 3.12m (13'4" x 10'3")

Double glazed sash windows, recessed ceiling light point and ceiling light point and aerial point. Single door leading through to a fitted wardrobe that have been railed.



#### FAMILY BATHROOM

3.53m x 3.53m (11'7" x 11'7")

A luxuriously appointed suite in white with chrome style fittings comprising: double ended bath with mixer tap, extendable shower attachment and tiled surround; twin wash hand basins with mixer taps and storage beneath; low level dual-flush WC with concealed cistern; and tiled shower enclosure with thermostatically controlled mixer shower and sliding glazed door. Vaulted style ceiling with ceiling light point and recessed lighting, part-tiled walls, chrome towel radiator, tiled floor with recessed LED lighting, three double glazed windows with obscured leaded coloured glass detail, large fitted wall mirror with light above, extractor and double radiator.





## SECOND FLOOR LANDING

Velux window, recessed ceiling light point, fire alarm.

## BEDROOM FIVE

6.17m x 4.67m (20'3" x 15'4")

Sash window overlooking the front, two Velux windows, recessed ceiling light point, two radiators, two aerial points, doors through to under eaves storage, double doors through to a railed and shelved wardrobe, wood effect laminate flooring.



## OUTSIDE

The rear garden is a particular feature of the property laid to paved terrace with gravel and cobble set edging leading to a large lawned area with fully stocked borders with a variety of plants and shrubs, gravelled walkway leading to the pedestrian door through to the double garage. The garden enjoys a private outlook.

## GARDEN

## VIEWS TO FRONT

## EN-SUITE

2.95m x 1.85m (9'8" x 6'1")

Comprising: tiled shower enclosure with Triton Combi HP shower and glazed door; wall mounted wash hand basin with mixer tap and storage beneath; and low level dual-flush WC with concealed cistern. Part-tiled walls, double glazed Velux roof light, recessed ceiling spotlights, extractor, single radiator with thermostat, vinyl tiled effect flooring and tiled display shelf.



## DOUBLE GARAGE

7.95m x 5.56m maximum (26'1" x 18'3" maximum)

Two single electric roller doors, pedestrian door, power and light point.

### AGENT'S NOTES

- \* Council Tax Band I - Wrexham County Council
- \* Tenure - believed to be Freehold. Purchasers should verify this through their solicitor.
- \* Services - we understand that all mains XXX

### DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street, taking the second exit off the roundabout and continue over the Grosvenor Bridge. At the Overleigh roundabout take the second exit onto the A483 towards Wrexham, continue past Chester Business Park and at the A55 roundabout proceed straight across. At the next roundabout take the second exit onto the A483 and take the first exit signposted Rossett and Llay. Continue up the slip road and bear left. At the small roundabout turn right towards Marford, continue past The Trevor Arms and after a short distance turn left into Village Walks where the property will be found on the right after a short distance.

### VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

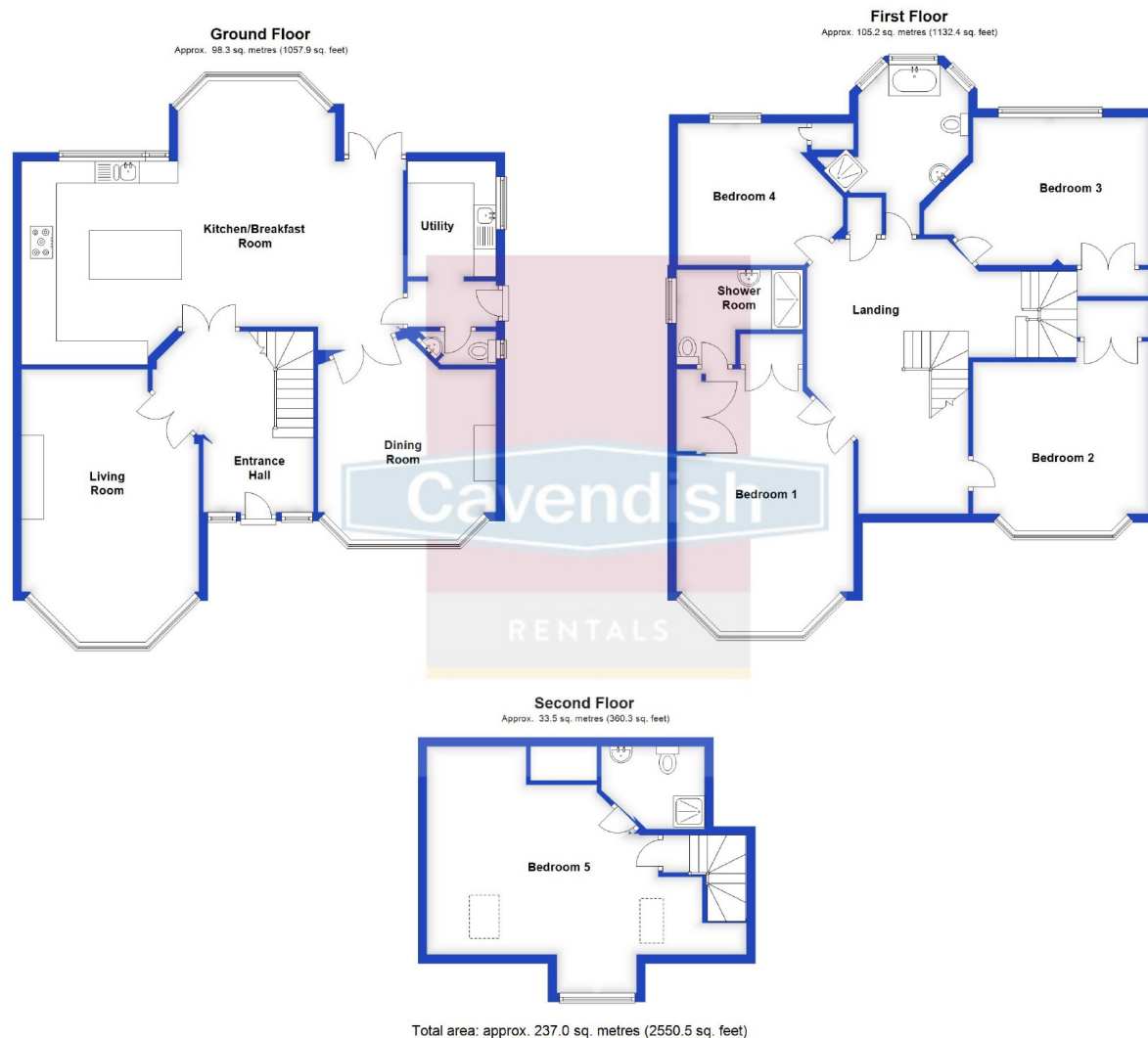
### PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/David.adams@cavendishrentals.co.uk

### AWARD WINNING AGENT



LD/CC



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

## Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	59	70
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC