

**Cavendish**

RESIDENTIAL

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## Park Lane

Rossett, Wrexham LL12 0BL

**No Onward Chain**  
**£495,000**

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**\* MODERNISED PERIOD PROPERTY \* EXCLUSIVE GATED DEVELOPMENT \* COUNTYSIDE VIEWS.** An attractive four bedroom detached house forming part of a small gated development along Park Lane in a picturesque rural location. The accommodation briefly comprises; dining hall, dual-aspect lounge with fireplace and French doors to the rear garden, kitchen, sitting room, snug, rear hall, utility cupboard, cloakroom/WC, landing, master bedroom with en-suite shower room, three further bedrooms and family bathroom with panelled bath and walk-in shower. The property is set within extensive gardens to the front, side and rear with two patio areas each with electronic retractable patio awnings. There is also driveway parking and a detached double garage with twin up and over doors. There is no onward chain involved in the sale of this property.

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## Park Lane, Rossett, Wrexham LL12 OBL

### 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. There are local shopping and schooling facilities in the neighbouring villages of Rossett and Gresford together with the more extensive shopping, schooling and leisure 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:

### PORCH

Canopy Porch with composite entrance door to:

### DINING HALL

3.94m plus bay x 3.94m into recess (12'11" plus bay x 12'11" into recess)

UPVC double glazed bay window overlooking the front, ceiling light point and double radiator with thermostat. Doors to the Breakfast Kitchen, Living Room and Study/Snug.



### KITCHEN

6.22m x 4.29m narrowing to 2.01m (20'5" x 14'1" narrowing to 6'7")

Fitted with a comprehensive range of cream fronted base and wall level units incorporating drawers, cupboards, a tall larder cupboard and laminated worktops with matching up-stands. Inset one and half bowl ceramic sink unit and drainer with chrome mixer tap. Integrated microwave oven. Freestanding Belling range style cooker with five-ring ceramic electric hob, double oven and grill. Integrated wine cooler, dishwasher, fridge freezer and microwave. Two UPVC double glazed windows, recessed ceiling spotlights, tiled floor, double radiator with thermostat and mains connected heat alarm. Door to Pantry and arched glazed double opening doors to the Rear Hall.



### PANTRY

2.24m x 0.94m (7'4" x 3'1")

Wall light point, fitted shelving and tiled floor.

### LOUNGE

5.38m plus bay x 3.73m (17'8" plus bay x 12'3")

UPVC double glazed bay window overlooking the front, UPVC double glazed window to side and UPVC double glazed French doors to the rear garden, painted beamed ceiling, two ceiling light points, telephone point, television aerial point, double radiator with thermostat and recessed fireplace with chimney.



### SNUG

4.01m into bay x 3.58m (13'2" into bay x 11'9")

UPVC double glazed bay window overlooking the front, mains connected smoke alarm, ceiling light point, double radiator with thermostat and contemporary glass panelled staircase to the first floor. Door to Sitting Room.



### SITTING ROOM

6.45m narrowing to 4.37m x 4.24m (21'2" narrowing to 14'4" x 13'11")

With two sets of French doors and double glazed side windows to outside, painted beamed ceiling, double radiator with thermostat, four wall light points, TV aerial point and decorative brick-lined fireplace with wooden mantel. Door to Rear Hall.



### REAR HALL

3.07m x 1.88m (10'1" x 6'2")

Ceiling light point, double radiator with thermostat, tiled floor and burglar alarm control pad. Door to Utility Cupboard, Cloakroom/WC, Sitting Room and double opening glazed arch doors to the Breakfast Kitchen.

### DOWNSTAIRS CLOAKROOM/WC

2.18m x 1.02m (7'2" x 3'4")

Low level dual-flush WC, wash hand basin with mixer tap and storage cupboard beneath, part-tiled walls, single radiator, UPVC double glazed window, fitted wall mirror and ceiling light point.

### UTILITY CUPBOARD

1.96m x 0.79m (6'5" x 2'7")

Fitted worktop with plumbing and space for washing machine underneath, double wall cupboard, UPVC double glazed window, ceiling light point and tiled floor.

### REAR PORCH

Large open porch with paved floor, outside water tap, outside lantern style light and letterbox.

### FIRST FLOOR LANDING

Ceiling light point, mains connected smoke alarm, two UPVC double glazed windows, access to eaves and single radiator with thermostat. Doors to the Principal Bedroom, Bedroom Two, bedroom Three, Bedroom Four and Family Bathroom.

### MASTER BEDROOM

3.78m x 3.76m extending to 5.44m (12'5" x 12'4" extending to 17'10")

UPVC double glazed windows overlooking the rear garden and UPVC double glazed window to side, ceiling light point and single radiator with thermostat. Door to En-Suite.



#### EN-SUITE SHOWER ROOM

2.46m x 1.50m (8'1" x 4'11")

White suite comprising: tiled shower enclosure with thermostatically controlled shower, glazed shower screen and folding glazed door; low level dual-flush WC; and vanity unit with mixer tap and two storage cupboards beneath. Fully tiled walls, fitted wall mirror, electric shaver point, single radiator, tiled floor and UPVC double glazed window enjoying wonderful views over farmland.



#### BEDROOM TWO

3.96m x 3.35m (13' x 11')

UPVC double glazed window overlooking the front with fabulous views over countryside, single radiator with thermostat, ceiling light point and built-in cupboard housing an Ecodan Renewable Heating Technology pressurised hot water system.

#### BEDROOM THREE

3.35m x 2.64m (11' x 8'8")

UPVC double glazed window overlooking the front with fabulous views over countryside, ceiling light point, single radiator with thermostat and TV aerial point.

#### BEDROOM FOUR

3.07m x 3.05m (10'1" x 10')

UPVC double glazed window overlooking the rear, access to roof space, single radiator with thermostat, ceiling light point and TV aerial point.

#### FAMILY BATHROOM

3.07m x 2.97m (10'1" x 9'9")

Large bathroom comprising: panelled bath with mixer tap; low level WC; twin wall mounted wash hand basin with mixer taps; and walk-in shower with overhead canopy style shower, extendable shower attachment and glazed shower screen. Fully tiled walls, recessed ceiling spotlights, extractor, fitted wall mirror, double radiator and vinyl floor covering.



#### OUTSIDE

The Parkleigh Farm Barns development is approached by a communal entrance with double opening electronic gates, which leads to a private tarmac driveway and detached double garage with twin up and over doors. To the front of the property there is an easy to maintain gravelled garden planted with a number of specimen shrubs with a brick wall onto Park Lane and a gated pathway to the entrance door. To the side there is an extensive flagged terrace enjoying two sets of French doors from the Sitting Room and a lawned garden. To the rear of Parkleigh there is a good sized lawned garden with a flagged patio enclosed by wooden fencing. (There are retractable electronic sun awnings on the three sets of French doors in the Lounge and the Sitting Room).

#### REAR GARDEN



#### GARAGE



#### REAR ELEVATION



#### AGENT'S NOTE

- \* Council Tax Band G - Wrexham County Council.
- \* There is an Ecodan air source heat pump which provides energy efficient heating and hot water. (Further information available from the Chester office).
- \* The property is protected by a burglar alarm.
- \* Tenure - understood to be Freehold.

#### FLOOR PLANS

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#### DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the Expressway continue straight across onto the A483 dual carriageway towards Wrexham. Then take the first exit and at the top of the slip road turn left, signposted Rossett. At the roundabout turn right and continue past The Trevor Arms up Marford Hill and turn left into Hoseley Lane. Follow Hoseley Lane past Cox Lane into open countryside. Before turning left into Park Lane, signposted Parkside and Trevalyn. Proceed along the lane and the property will be found on the left hand side.

#### VIEWINGS

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

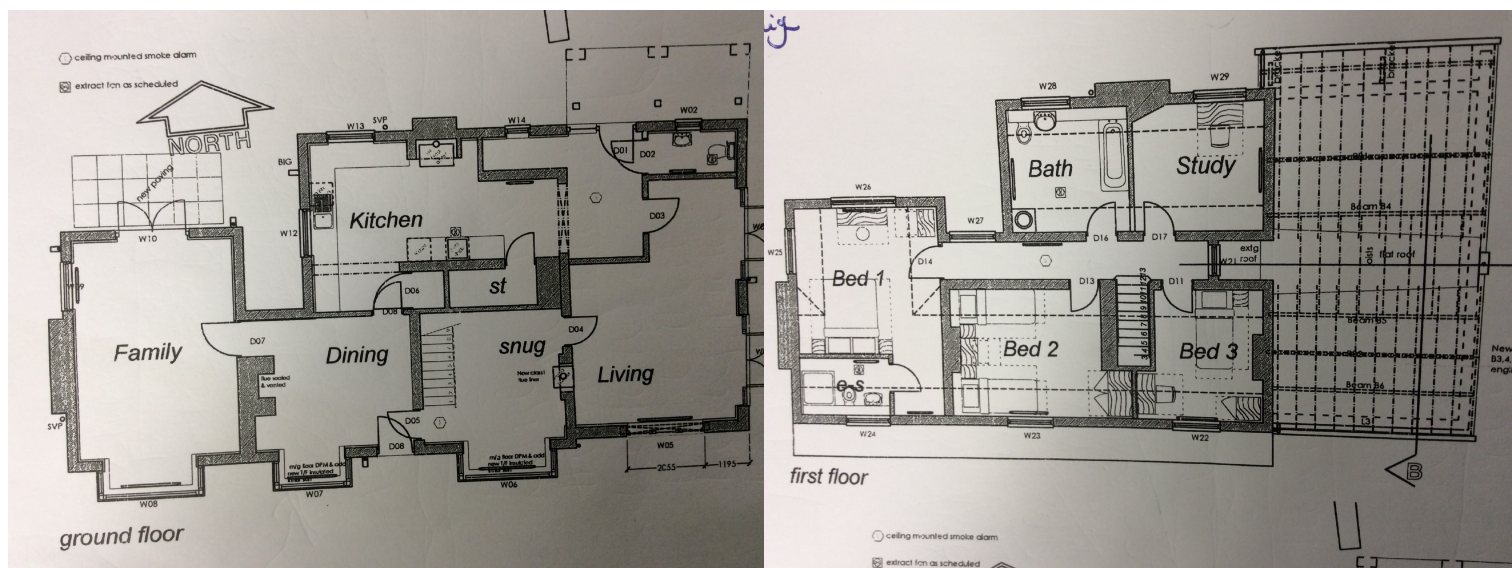
#### PRIORITY INVESTOR CLUB

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

#### LOCAL PROPERTY EXPERT



PS/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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(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

