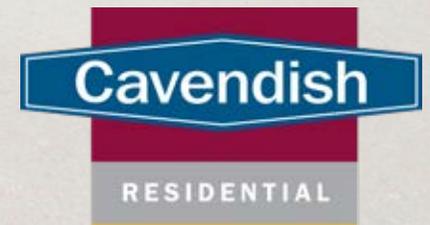




**THE PADDOCK, 23 BROADOAKS
DARLAND LANE, ROSSETT, WREXHAM LL12 0FA**



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** LARGE GARDEN * GATED DRIVEWAY * APPROX 3000 SQ FT * POPULAR VILLAGE LOCATION. A substantial five bedroom detached house forming part of a small development off Darland Lane in the popular village of Rossett. The accommodation, which is ideal for a family, briefly comprises: open porch, reception hallway, cloakroom/WC, large living room with feature fireplace and patio doors to the conservatory, impressive open-plan breakfast kitchen and family room fitted with a bespoke range of kitchen units and granite worktops, separate dining room with patio doors to outside, home office/playroom, utility room, separate sitting room, galleried style landing, principal bedroom suite with dressing area and en-suite bathroom, bedroom two with fitted wardrobes and en-suite shower room, bedroom three with fitted wardrobes, bedroom four with fitted wardrobes and bedroom five with built-in wardrobes and family bathroom. The property benefits from double glazed windows and has gas fired central heating.*

The Paddock is approached via a gated driveway which provides parking for several vehicles and leads to a double garage. The property occupies a large plot with extensive lawned gardens and flagged patio areas being enclosed by wooden fencing and established hedging. The garden enjoys a good degree of privacy and a sunny aspect. If you are looking for a large family house in a sought after village location then we would strongly urge you to view.

LOCATION

Rossett is geographically located near to the Welsh and English border towns of Wrexham (approximately 6.5 miles) and Chester (approximately 7.5 miles). The Village sits close to the Wales-England border and is built on the banks of the River Alyn which is a tributary of the River Dee 1.5 miles downstream. Rossett's neighbouring villages are Marford, Burton, Pulford and Holt. In terms of amenities, Rossett is well served by schools, a Premier village store, a newly opened Co-op, the Machine House restaurant, doctors' surgery and dentist. The village, being close to Wrexham and Chester, also has two popular hotels: Llyndir Hall Hotel and Rossett Hall Hotel, a converted mid-18th Century house. Local public houses include The Golden Lion and The Alyn, both located centrally in Rossett. The Grosvenor Hotel in Pulford and the Nags Head in Lavister are also nearby. There are also a number of private schools within easy driving distance including the King's School, Queen's School and Abbeygate College.

The detailed accommodation comprises:



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ENTRANCE PORCH

Open Porch with two outside lantern style lights, exposed brickwork, letter box, quarry tiled floor, two single glazed windows and wooden panelled ceiling with ceiling light point. Double opening part-glazed doors to the Reception Hall.

RECEPTION HALLWAY 3.45m x 3.18m (11'4" x 10'5")

Two double glazed windows with obscured glass, coved ceiling, mains connected smoke alarm, ceiling light point, double radiator with thermostat, telephone point, two built-in storage cupboards and an impressive feature 'Imperial' spindled staircase to the first floor. Doors to the Cloakroom/WC, Living Room and Breakfast Kitchen/Family Room.

CLOAKROOM/WC 2.92m x 1.12m (9'7" x 3'8")

Comprising: low level- dual flush WC; and pedestal wash hand basin with mixer tap. Fully tiled walls, chrome ladder style towel radiator, recessed ceiling spotlights, extractor and burglar alarm control pad.

LIVING ROOM 7.47m X 4.47m (24'6" X 14'8")

Two double glazed windows overlooking the front, deep coved ceiling, two moulded ceiling roses with light points, TV aerial point, telephone point, two double radiators with thermostats and feature fireplace and hearth housing a cast-iron grate with a 'living flame' coal-effect gas fire. Double glazed sliding patio doors to the Conservatory.



BREAKFAST KITCHEN/FAMILY ROOM 8.36m X 4.47m overall (27'5" X 14'8" overall)

An impressive open-plan Breakfast Kitchen/Family Room.

BREAKFAST KITCHEN 4.47m X 4.39m (14'8" X 14'5")

Fitted with a bespoke range of hand made kitchen cabinets incorporating cupboards, two pull-out larder units and a glazed cabinet with granite worktops and matching up-stands. Inset 1½l Franke stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Large island unit with drawers, cupboards and a granite worktop incorporating a breakfast bar area with a pop-up power point, Neff four-ring induction 'touch control' ceramic hob and a ceiling mounted extractor above. Built-in Neff 'tilt and slide' electric fan assisted oven and grill, Neff microwave and Neff warming drawer. Integrated dishwasher, fridge and freezer. Double radiator with thermostat, coved ceiling, recessed ceiling spotlights, tiled floor and double glazed window to side. Open-plan to Family Room and doors to the Office/Playroom and Utility Room.



FAMILY ROOM 4.29m x 3.63m (14'1" x 11'11")

UPVC double glazed French doors to the rear garden, UPVC double glazed windows, two double radiators with thermostats, recessed ceiling spotlights and two wall light points with dimmer switch controls, TV aerial point and tiled floor.

DINING ROOM 3.63m X 3.45m (11'11" X 11'4")

Double glazed sliding patio doors to the rear garden, coved ceiling, moulded ceiling rose with light point, TV aerial point, telephone point and double radiator with thermostat.

OFFICE/PLAYROOM 3.48m X 2.95m (11'5" X 9'8")

Two double glazed windows overlooking the front, single radiator with thermostat, coved ceiling, moulded ceiling rose with light point, full height fitted triple storage cupboard and fitted desk unit.

UTILITY ROOM 4.39m X 1.63m (14'5" X 5'4")

Fitted with a matching range of base and wall level cupboards with granite worktops and matching up-stands. Inset single bowl Franke stainless steel sink unit with chrome mixer tap and drainer grooved into the work top. Cupboard housing a Glow Worm Hideaway FF gas fired central heating boiler. Integrated Neff washing machine. Two double glazed windows, single radiator with thermostat, tiled floor, recessed ceiling spotlights, wall cupboard housing the electrical consumer board, digital central heating and hot water controls and double glazed door to outside. Door to the Sitting Room.



SITTING ROOM 4.39m x 3.78m (14'5" x 12'5")

Two double glazed windows overlooking the front, double glazed window to side, coved ceiling, two ceiling light points, single radiator with thermostat, double radiator with thermostat and TV aerial point. (This reception room is currently used as a Home Gym).

GALLERIED LANDING 4.09m x 3.43m (13'5" x 11'3")

Galleried style landing with spindled balustrade, two double glazed windows overlooking the front, single radiator with thermostat, coved ceiling, mains connected smoke alarm, ceiling rose with light point and access to part boarded loft space with retractable aluminium ladder. Opening to Inner Landing and doors to Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.

INNER LANDING 1.73m x 1.32m (5'8" x 4'4")

Door to Bedroom Five and double opening doors to the Principal Bedroom Suite.

PRINCIPAL BEDROOM SUITE

A large bedroom with Dressing Area and En-Suite Bathroom.

PRINCIPAL BEDROOM 5.59m X 4.37m (18'4" X 14'4")

Fitted with a range of bedroom furniture incorporating two full height double wardrobes and two dressing tables. Two double glazed windows overlooking the front and two double glazed windows overlooking the rear garden, coved ceiling with recessed ceiling spotlights, two single radiators with thermostats and telephone point.

DRESSING AREA

Coved ceiling, three recessed ceiling spotlights and built-in triple wardrobe. Door to En-Suite Bathroom.

EN-SUITE BATHROOM 2.24m x 1.83m (7'4" x 6'0")

Well appointed contemporary suite in white with chrome style fittings comprising: double ended bath with mixer tap; low level- dual flush WC; and pedestal wash hand basin with mixer tap. Fully tiled walls, tiled floor, chrome ladder style towel radiator, recessed ceiling spotlights, extractor and double glazed window with obscured glass.

BEDROOM TWO 3.76m x 3.30m plus door recess (12'4" x 10'10" plus door recess)

Fitted with a modern range of bedroom furniture incorporating two full height double wardrobes and two bedside cabinets, ceiling light point, single radiator with thermostat and two double glazed windows overlooking the rear garden. Door to En-suite Shower Room.

EN-SUITE SHOWER ROOM 2.41m X 1.04m (7'11" X 3'5")

Modern white suite with chrome style fittings comprising: double shower enclosure with thermostatically controlled shower and glazed sliding door; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Chrome ladder style towel radiator, part-tiled walls, electric shaver point, recessed ceiling spotlights and extractor.

BEDROOM THREE 4.47m x 3.63m (14'8" x 11'11")

Fitted with a modern range of bedroom furniture incorporating two full height double wardrobes, two bedside cabinets, over-bed storage cupboards, double storage cupboard and dressing table. Two double glazed windows overlooking the front, ceiling light point, TV aerial connection and single radiator.





BEDROOM FOUR 3.61m x 3.43m (11'10" x 11'3")

Fitted with a modern range of bedroom furniture incorporating two full height double wardrobes, two bedside units, double cupboard and dressing table with matching wall mirror. Two double glazed windows overlooking the rear, ceiling light point, three recessed ceiling spot lights and single radiator with thermostat.

BEDROOM FIVE 3.91m to front of wardrobes x 2.41m (12'10" to front of wardrobes x 7'11")

Two double glazed windows overlooking the front, coved ceiling, ceiling light point, single radiator with thermostat and two built-in double wardrobes with hanging space and shelving.

FAMILY BATHROOM 3.53m x 2.11m (11'7" x 6'11")

Well appointed and contemporary suite in white with chrome style

fittings comprising: double ended bath with mixer tap; low level dual-flush WC; large wall mounted Duravit wash hand basin with mixer tap and storage drawer beneath; and tiled shower enclosure with thermostatically controlled shower, extendable shower attachment, canopy style 'rain' shower head and glazed door. Fully tiled walls, tiled floor, recessed ceiling spotlights, electric shaver point, contemporary tall radiator and double glazed window with obscured glass.

CONSERVATORY 3.66m X 2.62 m (12'0" X 8'7")

UPVC double glazed Conservatory set on a brick-built base with a pitched polycarbonate roof, ceiling fan with lights, three double power points and UPVC French doors to the rear garden.

OUTSIDE

The property occupies a large plot set back from Broadoaks and is approached via a gated tarmac driveway which provides parking for

several vehicles and leads to a detached double garage.

To the front there is an easy to maintain golden gravelled garden with established shrubs and wooden edging. To the side and rear there are extensive lawned gardens with a flagged terrace being enclosed by wooden fencing and established conifer edging. The garden enjoys a sunny aspect and a good degree of privacy. Timber built garden shed, summer house. Outside water tap, external gas and electric meter cupboards and exterior sensor lighting.

DOUBLE GARAGE 5.31m x 2.21m (17'5" x 7'3")

With twin up and over garage doors, useful roof storage area, fluorescent strip lighting and power



Total area: approx. 276.5 sq. metres (2976.4 sq. feet)

AGENT'S NOTES

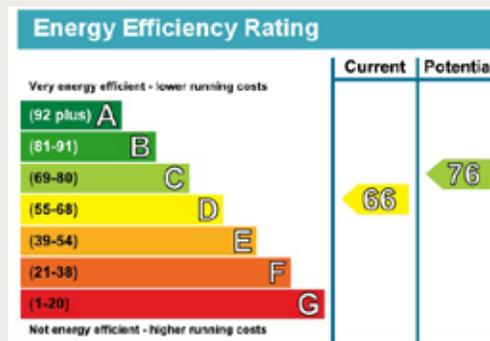
- * Council Tax Band H - Wrexham County Borough Council.
- * Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.
- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * The property has a burglar alarm.
- * The property has gas and electric 'Smart' meters provided by British Gas.
- * All dimensions and floor plans are approximate and should be used for guidance only.

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 a stretch of dual carriageway. After a short distance then take the turning left signposted Eccleston and Pulford onto the A5445. Follow the road past the Grosvenor Garden Centre and through the villages of Pulford and Lavister. On entering Rossett take the turning left into Darland Lane and then the second turning right into Broadoaks. The property will then be found set back from the cul-de-sac approached via a gated driveway.

VIEWINGS

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



Misrepresentation Act 1967

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4 Cuppin Street, Chester CH1 2BN

Tel: 01244 404040

Email: chester@cavres.co.uk

www.cavendishresidential.com

