

# Town & Country

Estate & Letting Agents

Burton Green, Rossett

Offers In The Region Of

£500,000



Located in a rural idyll surrounded by fields and far-reaching views, this former school house, constructed around the 1860s, has in more recent times undergone a program of extension and modernisation to convert it into a beautifully presented, five bedroom, semi-detached family home. Benefiting from oil fired central heating, the property is predominantly UPVC double glazed and comprises an entrance porch, an inviting reception hall, spacious living room with beautiful views, a dining room, kitchen, breakfast room, utility room, cloakroom WC, a ground floor bedroom/study and a first floor landing, offering access to the family bathroom, and to four first floor bedrooms. The principal bedroom has a walk-in wardrobe and an ensuite shower room. Externally, double iron gates open to off-road parking with an enclosed side garden with a lovely south-westerly facing aspect and positioned away from the property is a parcel of land with double timber gated access currently utilised as an additional garden. Available with No onward Chain.

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## DESCRIPTION

Located in a rural idyll surrounded by fields and far-reaching views, this former school house, constructed around the 1860s, has in more recent times undergone a program of extension and modernisation to convert it into a beautifully presented, potentially five bedroom, semi-detached family home. Benefiting from oil fired central heating, the property is predominantly UPVC double glazed and comprises an entrance porch, an inviting reception hall, spacious living room with beautiful views, a dining room, kitchen, breakfast room, utility room, cloakroom WC, a ground floor bedroom/study and a first floor landing, offering access to the family bathroom, and to all four first floor bedrooms. The principal bedroom has a walk-in wardrobe and an ensuite shower room. Externally, double iron gates open to off-road parking with an enclosed side garden with a lovely south-westerly facing aspect and positioned away from the property is a parcel of land with double timber gated access currently utilised as an additional garden.

## LOCATION

Burton Green near Rossett is convenient for both Chester and Wrexham approximately 15 minutes' drive in either direction. There is a wide array of amenities nearby including the Grosvenor Pulford Hotel with its health club and spa, highly recommended schooling opportunities at nearby nurseries, primary schools and only a short distance to the King's and Queen's Independent Schools. Rossett is also blessed with extensive day-to-day facilities within the village including two village shops, great public houses and restaurants as well as a beautiful historic church and former mill. The location has excellent access to the wider north west road communications network via nearby junctions with the A481 and A55 expressways, as well as rail links from Wrexham and Chester.

## DIRECTIONS

From our office on Lower Bridge Street, Chester CH1 1RS head south on Lower Bridge St towards St Olave St, turn right onto Castle St and at the roundabout, take the 1st exit onto Grosvenor Rd. At the roundabout, take the 1st exit onto Wrexham Rd./A483 At the next roundabout, take the 2nd exit and stay on Wrexham Rd./A483 then again at the roundabout, take the 2nd exit and stay on Wrexham Rd./A483. at Post House Roundabout/Wrexham Rd Interchange, take the 2nd exit onto A483, at junction 7, take the B5102 exit to Rossett/Llay/Gresford/B5445. At the roundabout, take the 3rd exit onto Llay Road/B5102 and continue to follow B5102. Turn right onto Croeshowell Ln, turn left onto Rosemary Ln, turn left onto Cobblers Ln and the destination will be on the left

## ENTRANCE PORCH

Double glazed entrance porch with a glazed door opening to Mosaic tiled flooring and oak double doors opening to the entrance hall.



## RECEPTION HALL

12'6" x 14'4"

An inviting entrance hall, featuring a skylight, stairs off, rising to the first floor accommodation with spindle balustrades and storage cupboard below, exposed beams, a radiator and lever latch internal doors off to the various ground floor rooms.



## LIVING ROOM

20'5" x 13'8"

A beautiful light and spacious room with windows to the rear and side elevations and views over the surrounding fields. A cast iron wood burner sits within an exposed brick flu. The room has two radiators along with UPVC double glazed French doors which open to the side garden.





## DINING ROOM

15'3" x 13'8"

Mullion windows facing the front and side elevations, a radiator, exposed beam ceiling, and featuring an ornamental fireplace with ceramic tiled hearth and beam surrounding.

## SITTING ROOM

9'2" x 10'1"

With mullion windows to the side elevation, a radiator, and access to the loft.



## KITCHEN/BREAKFAST ROOM

19'6" x 19'11"

A lovely spacious kitchen fitted with a range of light oak wall, base and drawer units complimented by stainless steel handles with a matching central island unit with an inset 1 1/2 bowl resin sink unit with mixer tap. There is space for a range cooker with an extractor hood above, an integrated fridge, dishwasher and wine cooler, two radiators, timber laminate flooring, recessed downlights set within the ceiling, and bifolding doors open to the gardens decked patio area with stunning views.

## INNER HALL

With a ceramic tiled floor, a radiator and doors off, opening to the utility room, cloakroom WC and to the ground floor bedroom.





### CLOAKROOM WC

6'8" x 6'2"

With a ceramic tiled floor, a chrome heated towel rail, a vanity unit incorporating a dual flush, low-level WC, and washhand basin with a waterfall style, mixer tap, within the ceiling are recessed downlights and an extractor fan.



### THE UTILITY ROOM

7'8" x 10'1"

Fitted with a range of light oak style wall and base units matching those in the kitchen also complimented by stainless steel handles. Ample work surface space house is a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback's, there is space and plumbing for a washing machine and dryer, along with space for a tall Freezer. The flooring is ceramic tiled, there is a radiator, window to the rear elevation and a large walk in storage cupboard with light.

### FIRST FLOOR LANDING

With a continuation of the banister and spindle balustrades from the entrance hall, a window to the front elevation, a radiator, and an exposed beam ceiling with access to the loft.



### GROUND FLOOR BEDROOM/STUDY

12'5" x 9'3"

With a window to the rear elevation, a radiator and access to the loft.



### PRINCIPAL BEDROOM

17'1" x 14'10"

Having a radiator, access to the loft, lever latch doors opening to the ensuite and walk-in wardrobe with recessed downlights set within the ceiling. UPVC double glaze French doors off, open to the decked balcony with iron railings.



VIEW FROM BALCONY



**BEDROOM TWO**

14'5" x 12'0"

A double aspect room with windows to the rear and side, elevations, a radiator, an exposed beam ceiling and featuring an ornamental cast-iron fireplace.



**ENSUITE**

9'9" x 7'5" max

Installed with a modern suite, comprising a double shower enclosure with a dual head, thermostatic shower, vanity unit, incorporating a dual flush, low-level WC and wash hand basin with mixer tap. The walls are partially tiled, the flooring ceramic tiled. There is a radiator, exposed beam ceiling under window, faces, the front elevation.



**BEDROOM THREE**

14'5" 9'6"

with a window to the side elevation, a radiator, and an exposed beamed ceiling.





#### BEDROOM FOUR

11'7" x 8'6"

With a window to the side elevation, a radiator, access to the loft, exposed beam ceiling and featuring an ornamental cast-iron fireplace.



#### EXTERNALLY

Externally, double iron gates, open to gravelled, off-road parking and a large flag stone directly in front of the entrance porch. There is also a low maintenance side garden receiving sunlight throughout the day, predominately artificially lawn with decked patio areas, all partially enclosed by walling, with outside power, lights and water supply. The garden is perfectly positioned to take in the stunning views of the surrounding fields.



#### FAMILY BATHROOM

12'9" x 10'3" max

A 'T' shaped room, installed with a contemporary suite, comprising a panelled bath with Central, mixer tap and handheld shower extension, a low-level WC, a pedestal wash hand basin, a corner shower enclosure, with thermostatic shower, a radiator, partially tiled walls, recessed, downlights, an exposed beams set within the ceiling and a window facing, the rear elevation.



#### ADDITIONAL LAND

Located to the side of the property is an additional piece of land. Currently used as a garden with timber double gated access from the lane with a large timber shed having power and enjoying lovely views again over the surrounding fields.



#### SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenue: Freehold

Council Tax Band: F £2662

#### ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

#### SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

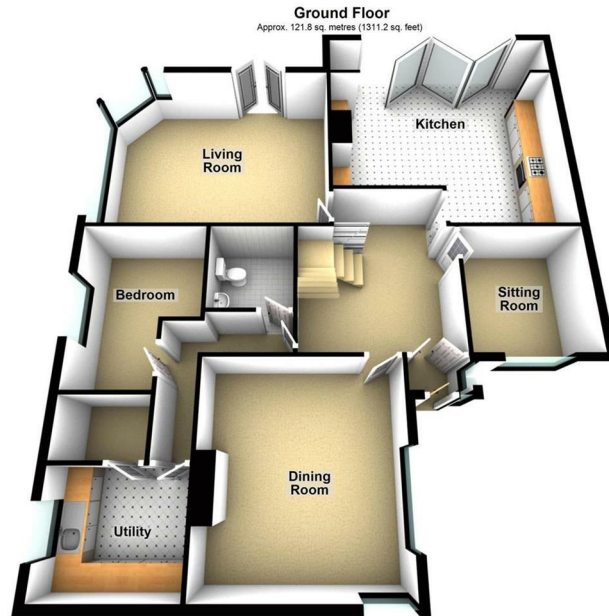
#### MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

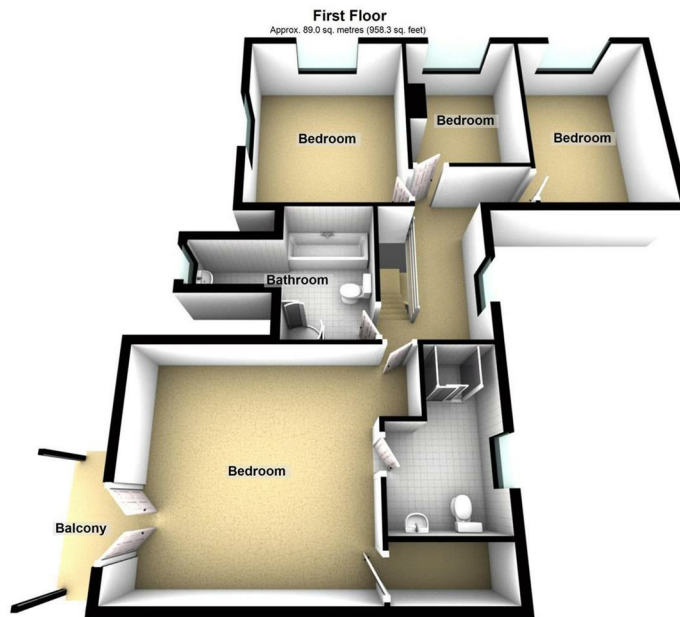
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**







Total area: approx. 210.8 sq. metres (2269.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.