

# Town & Country

Estate & Letting Agents

Eaton Close, Rossett

£485,000



Situated in a quiet cul-de-sac in a sought-after village, this extended detached family home offers UPVC double glazing and gas central heating. The interior comprises an entrance hall, dining room, living room, open-plan kitchen and family room, ground-floor bedroom with ensuite, and three further bedrooms on the first floor. External features include off-road parking, a lawn and shrub garden, single garage, and a beautifully presented rear garden with patio areas.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900

## DESCRIPTION

Situated within a quiet cul-de-sac in a highly regarded and sought-after village, this extended and improved detached family home offers UPVC double glazing and gas central heating throughout. The spacious interior comprises a welcoming entrance hall with a cloakroom WC, a dining room, a cosy living room, and a modern open-plan kitchen and family room with bi-folding doors leading to the garden. Additionally, there is a ground-floor bedroom with an ensuite wet room, while the first-floor landing provides access to the family bathroom and three further bedrooms, including a principal bedroom with ensuite facilities. Externally, the property features brick block off-road parking, a lawn and shrub garden leading to a single garage, and a beautifully presented rear garden with well-stocked shrub and plant beds, a paved patio area, and a second decked patio area. This stunning home is perfect for families seeking a peaceful yet convenient location in a desirable village.



## LOCATION

Rossett is a small village located near to the Welsh and English border towns of Wrexham and Chester. Rossett is well served by schools, a local store, pharmacy, doctors' surgery and dentist, and there are a number of popular restaurants and inns in the surrounding area. There are excellent educational facilities in the area at primary and secondary level including first rate private education at Kings and Queens schools in Chester. The historic cities of Chester and Wrexham provide a wider range of retail, business and leisure facilities. Rossett also offers good access to the A483 trunk road which provides links to the motorway networks, the M53 to Liverpool and the M56 to Manchester and the M6, and North Wales via the A55 northern expressway.

## DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, continue straight to stay on Grosvenor Road/A483, at the

roundabout, take the 1st exit onto Wrexham Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham Road./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 1st exit onto B5102, at the roundabout, take the 1st exit onto Chester Road/B5445, turn right onto B5102, turn right onto Harwood's Lane, turn left onto Trevalyn Way, turn right onto Eaton Close. Arrive: 5 Eaton Close, Rossett, Wrexham, UK.

## ENTRANCE HALL

The property is entered through a UPVC front door with a double-glazed side panel, which opens to ceramic tile flooring. Doors lead off to the dining room, kitchen/family room, and cloakroom WC.

## CLOAKROOM WC

5'2" x 3'9"

The cloakroom WC features wood block flooring, a radiator, and an opaque window facing the front elevation. It is installed with a dual flush low-level WC and a vanity unit housing a wash hand basin with a waterfall-style mixer tap.



## DINING ROOM

15'5" x 13'5"

The dining room features wood block flooring and two windows facing the front elevation. A staircase rises to the first-floor accommodation, and double doors open to the living room.





## LIVING ROOM

14'6" x 14'6"

The living room, continuing the wood block flooring from the dining room, features a semi-vaulted ceiling and an exposed brick fireplace housing a coal effect gas fire. It includes a radiator and two windows facing the rear elevation.



## KITCHEN/FAMILY ROOM

21'6" x 17'7"

The open-plan kitchen/family room is a stunning space with ceramic tile flooring, two tower column-style radiators, a matching lower column-style radiator, recessed downlights in the ceiling, and two large skylights. Bi-folding doors open the entire room to the rear garden, creating a seamless indoor-outdoor experience. The kitchen area is equipped with a range of grey shaker-style wall, base, and drawer units, complemented by display cabinets and stainless steel handles. The central matching island unit includes a breakfast bar and a stainless steel one-and-a-half bowl sink unit with an adjustable mixer tap, set in ample granite work surface space. There is room for a range cooker with an extractor hood above, as well as a wine cooler. The units house an integrated dishwasher, microwave, and have space and plumbing for both an American-style fridge freezer and a washing machine. Doors off this open-plan room lead to the study and the ground-floor bedroom.



## STUDY

8'4" x 7'6"

The study is fitted with a U-shaped desk and a range of cabinets. It features wood block flooring, two windows facing the front elevation, and a radiator.



## GROUND FLOOR BEDROOM TWO

18'2" x 8'2"

Bedroom two has a window facing the rear elevation with a radiator below. The ceiling features three skylights and recessed downlights. A built-in cupboard houses the gas Worcester combination boiler, and a door opens to the wet room.



## WET ROOM

8'2" x 6'5"

The wet room is a super spacious room with fully tiled walls, installed with a thermostatic shower featuring both a fixed overhead showerhead and a handheld shower. It also includes a dual flush low-level WC, a vanity unit with a washbasin and mixer tap, a chrome heated towel rail, recessed downlights set within the ceiling, an extractor fan, and an opaque window facing the front elevation.

## FIRST FLOOR LANDING

The first floor landing features engineered flooring, a window facing the front elevation with a radiator below, access to the loft, and a built-in shelved cupboard.



## PRINCIPAL BEDROOM

15'6" x 10'4"

(Measurements incorporating ensuite shower room)

The principal bedroom features two windows facing the front elevation with a radiator below, and an opaque window facing the rear elevation. It has timber laminate flooring and fitted wardrobes along one wall with four sliding doors, two of which incorporate mirrored inserts. The doorway off leads to the ensuite shower room.



## ENSUITE SHOWER ROOM

The ensuite shower room is installed with a flush low-level WC, a corner wash basin with a mixer tap, and a separate shower enclosure with a thermostatic shower. The walls are fully tiled, and there is a chrome heated towel rail. Recessed downlights are set within the ceiling, and an opaque window faces the rear elevation.



## BEDROOM THREE

10'8" x 9'5"

The third bedroom features engineered flooring, a fitted double wardrobe, and two windows facing the rear elevation with a radiator below.



## BEDROOM FOUR

10'8" x 8'7" max

Bedroom four also features engineered flooring, a built-in wardrobe, and two windows facing the front elevation with a radiator below.



## FAMILY BATHROOM

5'8" x 5'8"

The bathroom is installed with a modern white suite comprising a panel bath with a thermostatic shower and protective screen above, a pedestal wash basin, and a dual flush low-level WC. The walls are fully tiled, and there is a chrome heated towel rail. An opaque window faces the rear elevation, and recessed downlights are set within the ceiling.



## EXTERNALLY

The property is approached via a brick block off-road parking area, with a pathway leading to the front door. A courtesy light is positioned next to the door, which is sheltered by a canopy. The front garden is lawned and shrubbed, with timber gated side access leading to the rear of the property.

The rear garden is beautifully presented, featuring a paved

patio directly accessible from the bifold doors of the kitchen/family room. The garden is predominantly laid to lawn with well-stocked shrub and plant beds and borders. Toward the rear of the garden, there is an additional decked patio area. Alongside the property, you'll find a timber shed, a paved pathway, and rear access to the garage.



## GARAGE

21'0" x 8'4"

The garage is equipped with power and light. It features an up-and-over door for vehicle access from the front and a timber door for pedestrian entry. Additionally, a single-glazed, framed window is situated at the rear of the garage.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: F £2909

## 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

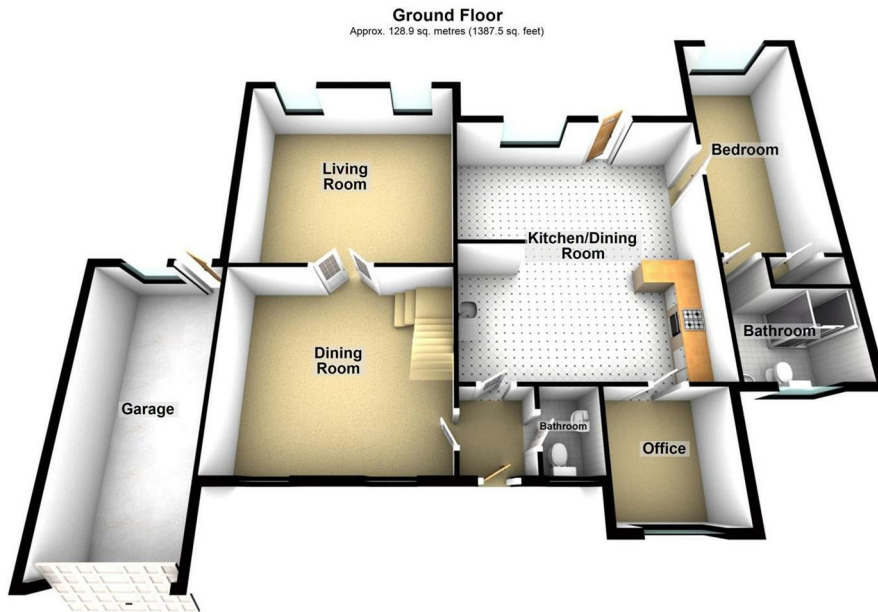
Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building 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.

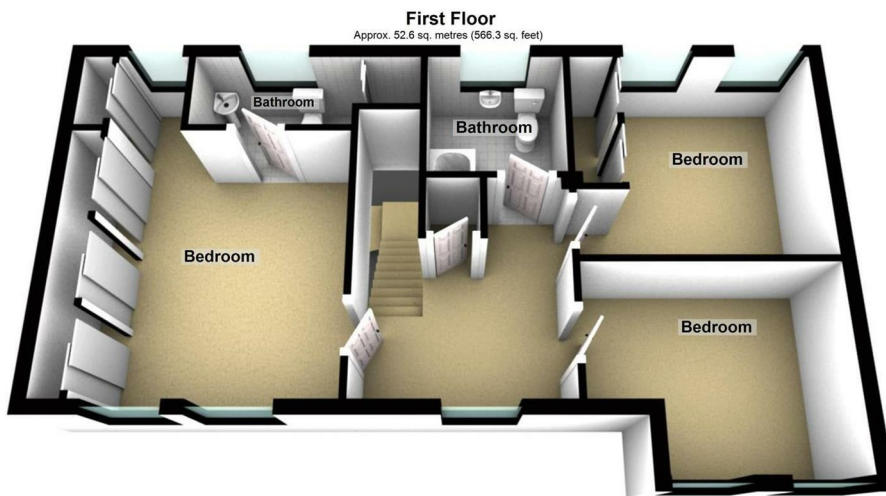
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.







Total area: approx. 181.5 sq. metres (1953.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(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.