Town & Country
Estate & Letting Agents

Campbell Close, Wrexham £475,000

Located within a cul-de-sac in a highly desirable and convenient village of Rossett, this beautifully presented detached four bedroom family home being presented to the highest standard throughout and should be viewed to be fully appreciated. Benefitting from both gas central heating and UPVC double glazing, the property comprises; entrance hall with cloakroom, living room, kitchen with an opening to both a playroom and a sitting/family room with bifold doors opening to the rear garden. Continuing from the kitchen is a utility room and a study along with access to the single garage. The first floor landing provides access to the family bathroom and to all four bedrooms principle of which enjoys en-suite facilities. Externally to the front of the property is ample off-road parking along with a lawn garden and side access to a well presented rear garden which enjoys a sunny south westerly facing orientation. Viewings are highly recommended!

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DESCRIPTION

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.

ENTRANCE HALL

10'3 x 5'9

A welcoming entrance hall with attractive wood-effect tiled flooring, providing access to the separate lounge on the left and the downstairs WC on the right. Stairs rise to the first floor, while a door directly ahead opens into the spacious open-plan living area.

DOWNSTAIRS WC

5'2 x 3'1

A stylish, newly fitted downstairs WC, featuring partially tiled walls in a striking deep blue-green finish. The room includes a wall-mounted wash basin with a black tap, a matching toilet and fitted storage unit, along with a newly installed black heated towel radiator. A UPVC double-glazed window provides natural light, while the wood-effect tiled flooring flows seamlessly through from the entrance hall.

LOUNGE

14'6 x 11'1

A beautifully presented living room, separate from the main open-plan living space, featuring newly fitted carpets and an attractive panelled feature wall. A large UPVC double-glazed window allows plenty of natural light to fill the room, creating a bright and welcoming space.

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KITCHEN

9'10 x 9'0

Fitted with a range of gloss fronted wall, base and drawer units with complementary solid wood work surfaces. Single bowl and drainer sink unit with mixer tap. Integrated appliances including a double oven, hob and extractor hood above. Integrated fridge. Integrated dishwasher. Ceramic tiled flooring. Part tiled walls. Double glazed window to rear. Open throughway to the sitting room.

FAMILY/SITTING ROOM

15'1 x 12'2

A room with plenty to offer, comprising a vaulted ceiling with inset spotlights. Karndean flooring. Bi-fold doors opening to the rear garden patio area. Radiator.

PLAY ROOM

11'2 x 8'9

This room is currently being utilised as a play room, however could be suitable for a variety of uses. Double glazed window to rear. Radiator.

OFFICE

10'6 x 6'8

Recessed shelving area. Inset spotlights. Double glazed window to rear. Radiator.

FIRST FLOOR LANDING

Built-in shelved linen cupboard. Loft access. Double glazed window to side.

UTILITY ROOM

7'0 x 6'2

Fitted with a range of base units and worksurfaces with a stainless steel single bowl unit and mixer tap, with tiled splashbacks. Plumbing for a washing machine. Wall mounted gas combination boiler. Door to study and garage. Wine cooled integrated underneath the worktops.

BEDROOM ONE

11'6 x 10'4

Double glazed window to front. Radiator. Door to en-suite.

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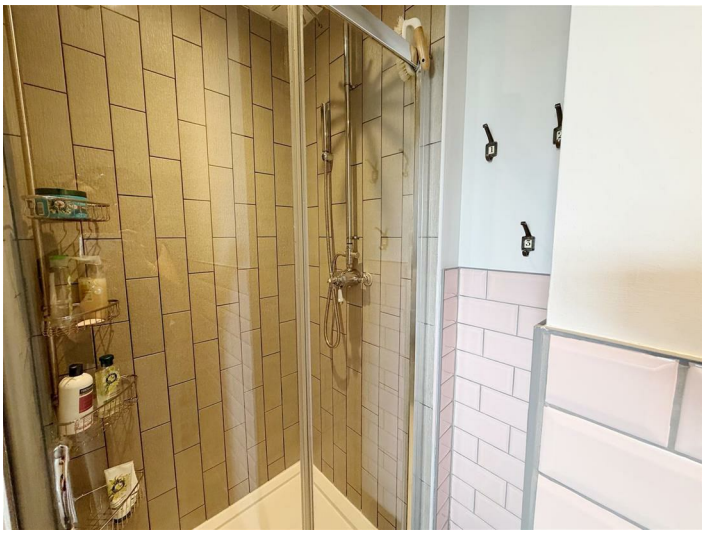

EN-SUITE

Installed with an oversized dual head, thermostatic shower, along with a wash hand basin with vanity unit below, and mixer tap, partially tiled walls, ceramic tiled floor, extractor fan and downlights.

BEDROOM TWO

10'1 x 7'1

Built-in double wardrobe. Double glazed window to front. Radiator.

BEDROOM THREE

9'1 x 7'3

Double glazed window to side and rear. Radiator.

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BEDROOM FOUR

8'10 x 6'6

Built-in wardrobe. Double glazed window to rear. Radiator.

FAMILY BATHROOM

6'1 x 5'8

Low level W/C. Wash hand basin with mixer tap set in vanity unit. Panel enclosed bath with mixer tap and handheld shower extension, along with a thermostatic shower and protective screen above. Ceramic tiled flooring. Partially tiled walls. Extractor fan. Inset spotlights. Double glazed window to rear.

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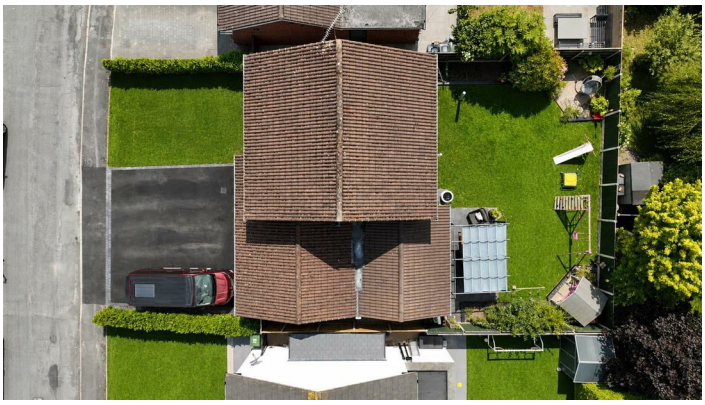

GARAGE

With an electric roller door, a pitched roof for storage, power and light along with a UPVC double glazed side, access door.

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EXTERNAL

To the front of the property is a lawn garden with ample off-road parking. Canopy porch above the front door with a light. Water and power supply. Timber gated side access leads to the rear garden. Gated side access leads to a limestone paved pathway and patio area along with an attractive lawned and well-stocked shrub garden, enclosed by series of timber fence panels. The rear garden is south westerly facing and therefore enjoys lovely sunshine in the afternoons and through to the evening. There is also external lighting water and power supply. The property also benefits from EV charger.

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Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

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

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones 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 Wrexham office on 01978 291345.

Gary Jones 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. Approval No. H110624

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

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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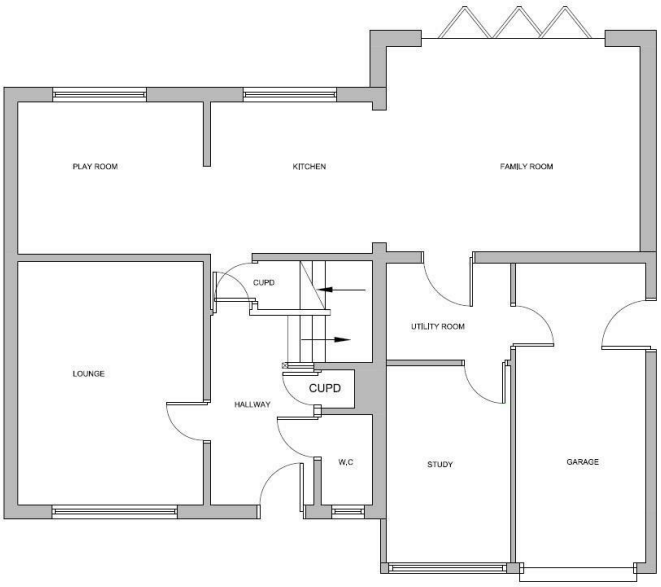
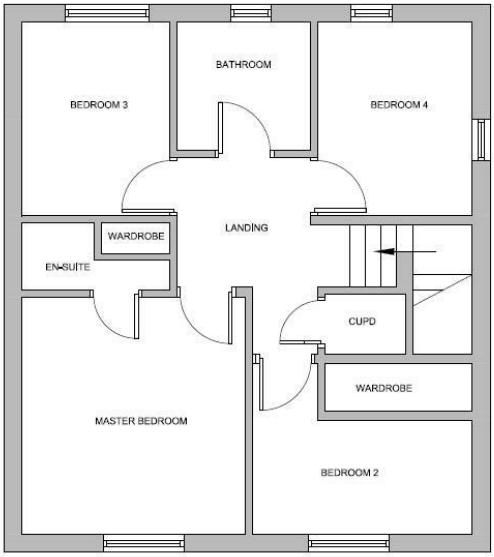
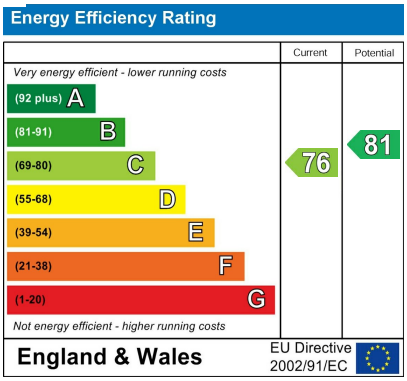


GROUND FLOOR



FIRST FLOOR



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