Town & Country
Estate & Letting Agents

Roseway, Wrexham

£440,000









A beautifully presented and comprehensively upgraded three-bedroom detached bungalow with adjoining garage, featuring a stunning open-plan kitchen, dining and living area which provides a bright and inviting space with far-reaching south-easterly views towards open farmland. The property also benefits from a separate living room, utility room and beautifully appointed bathroom with separate shower, all finished to an exceptional standard throughout. Occupying a desirable and peaceful position within a quiet cul-de-sac in the small village of Burton, near Rossett.

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DESCRIPTION

Thoughtfully modernised and substantially extended by the current owners, the property has undergone a comprehensive programme of renovation and improvement, inside and outside, including three extensions, a new roof, new UPVC windows and doors, a new heating system, together with extensive internal and external refurbishment including the kitchen, utility room, bathroom, gardens, driveway and more.

At its heart is a superb south-east facing open-plan kitchen, adjoining dining area and living space, designed to be a bright and sociable hub of the home. Multiple windows, roof windows and wide sliding patio doors flood the space with natural light while creating a wonderful connection with the low-maintenance garden and courtyard.

The impressive kitchen is finished with quartz worktops, integrated appliances, brushed brass detailing and herringbone-style flooring, complemented by a separate utility room fitted with matching units and quartz worktop which provides excellent additional storage and practicality. The kitchen flows naturally into the adjoining dining area and sunroom, where a vaulted ceiling and roof windows further enhance the sense of space and light.

The accommodation also includes a separate living room, accessible directly from the hallway through double doors or from the dining room through a sliding door. Also off the hallway are three well-proportioned bedrooms, one of which is currently utilised as a versatile home office. The beautifully appointed family bathroom features both a freestanding bath and separate walk-in shower.

Throughout the property, high-quality finishes and carefully considered details create a distinctive and cohesive feel, including decorative wall panelling, traditional vertical column radiators, feature lighting and beautifully coordinated flooring.

Externally, the property benefits from a block-paved driveway, adjoining garage and attractive low-maintenance gardens, thoughtfully landscaped to complement the home.

Combining the ease and practicality of single-storey living with generous and versatile accommodation, this distinctive three-bedroom bungalow offers a thoughtfully designed home in a peaceful cul-de-sac setting, with excellent attention to detail both inside and out. *This property also benefits from no onward chain*

LOCATION

The property occupies a peaceful position within the small village of Burton, close to the popular village of Rossett, offering a pleasant semi-rural setting while remaining conveniently positioned for both Wrexham and Chester.

Rossett provides a good range of everyday amenities including shops, cafés, restaurants, village facilities and local services, while the surrounding area offers attractive countryside and a choice of pleasant walks. The location provides an appealing balance between village life and accessibility, making it particularly well suited to those looking for a quieter setting without feeling isolated.

Wrexham and Chester are both readily accessible by road, with the A483 providing an important connection towards the wider North Wales and Cheshire areas. The property is also conveniently placed for access to the surrounding villages and countryside.

The combination of a peaceful residential setting, attractive surroundings and convenient access to nearby towns and amenities makes Burton and the surrounding Rossett area an appealing location for those seeking a quieter pace of life without compromising on convenience.



ENTRANCE HALL

21' 3" x 5' 3" (max width)

The property is entered via a composite entrance door with opaque glazed panel, opening into a beautifully presented and spacious hallway which immediately sets the tone for the quality and attention to detail found throughout the home.

Decorative wall panelling adds a distinctive touch, complemented by attractive flooring. A stylish column radiator and carefully positioned lighting add further character.

The hallway provides access to the separate living room, bedrooms, home office and bathroom, and leads naturally towards the impressive open-plan kitchen, dining and living space.





LIVING ROOM

17' 5" x 11' 10"

A beautifully proportioned and welcoming separate reception room, accessed from the entrance hallway through elegant double timber doors.

The room features a fitted carpet, two column radiators, wall-mounted lighting positioned either side of the double doors and ceiling lighting. A floor-to-ceiling UPVC double-glazed window provides a pleasant south-east facing courtyard outlook, while three additional square windows flood the room with natural light.

An attractive sliding barn-style door provides direct access into the impressive open-plan kitchen, dining and living space, allowing the two reception areas to work independently or together depending on the occasion.









KITCHEN

23' 0" x 8' 11"

A striking contemporary kitchen forms the centrepiece of the home's impressive open-plan living space, combining a high-quality specification with thoughtful design.

The kitchen is fitted with an extensive range of contemporary units, complemented by slim-profile quartz worktops with an elegant marble-style finish, brushed brass handles and matching fittings. Integrated appliances include a dishwasher and fridge/freezer, while a large ceramic sink is paired with a brushed brass mixer tap.

An electric induction hob with under-counter electric oven and extractor fan is complemented by a marble-style splashback, with overhead ceiling LED spotlights providing practical task lighting. A UPVC double-glazed window, together with a further smaller window in the kitchen area, overlooks the rear elevation and farm fields beyond. A vertical column radiator provides heating to the area.

The kitchen flows seamlessly into the adjoining dining and living areas, creating a sociable and versatile space which forms the true heart of the home. Herringbone-style LVT flooring continues throughout the area and into the adjoining utility room, which is accessed through a sliding door and offers an extension to the kitchen workspace if required.





DINING AREA



OPEN PLAN LIVING AREA

At the heart of this bungalow is a spectacular, expansive open plan kitchen, dining and living space. The rear of the room has been beautifully zoned to create a distinct sunroom style seating area, flooded with natural light from feature skylight windows and large patio doors framing views of the garden. This clever design combines the bright, relaxing feel of a traditional sun lounge with the practicality of modern open-plan living, creating an excellent space for both everyday family life and entertaining.

The south-east facing aspect further enhances the room, allowing natural light and warmth from sunny days to fill the space throughout much of the day.

The sliding patio doors also give direct access to the rear garden and courtyard.













UTILITY

8' 6" x 7' 1"

A thoughtfully designed utility room, finished to complement the adjoining kitchen, with matching cabinetry, quartz worktop and useful integrated storage for clothing, shoes and utility housekeeping items.

There is dedicated space and provision for both a washing machine and tumble dryer, together with a UPVC double-glazed rear door and additional window providing natural light. A tall towel radiator provides a useful place to dry wet coats after walks around the surrounding country lanes.

The rear door gives access to the side of the property, where a path leads towards the front of the property via a gate, while the opposite direction provides access down the side towards the rear garden.

BATHROOM

9' 3" x 8' 6"

A beautifully appointed and finished family bathroom, combining a freestanding bath with a separate walk-in shower featuring a contemporary mixer shower and overhead rainfall shower.

The room is complemented by a modern vanity unit with matching taps. Two heated towel radiators provide both practicality and comfort, while carefully chosen floor tiling and decorative panelling add texture and visual interest. The combination of contemporary sanitaryware, coordinated fittings, quality tiling and decorative detailing creates a calm and luxurious bathroom which has been thoughtfully designed to complement the style of the rest of the home.







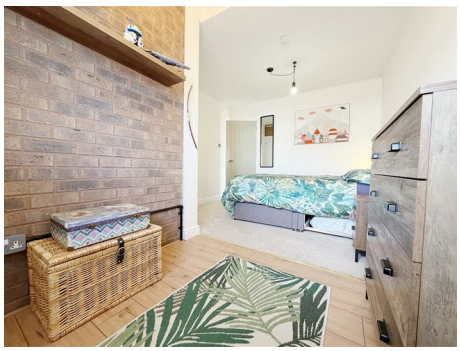
BEDROOM ONE

15' 4" x 10' 0"

A well-proportioned double bedroom with a window overlooking the front elevation, providing a pleasant outlook and good natural light. The room benefits from fitted storage with three double wardrobes, together with fitted carpet and a vertical column radiator.







BEDROOM TWO

14' 11" x 10' 4" (max width)

A further generously proportioned bedroom with a window overlooking the front elevation. The room combines fitted carpet with laminate flooring and benefits from a built-in fitted wardrobe providing useful storage, along with a vertical column radiator. A particularly attractive feature is the part-vaulted ceiling and feature wall, adding character and a sense of individuality to the room.





BEDROOM THREE/OFFICE

9' 3" x 7' 6"

A versatile third bedroom, currently utilised as a practical home office, with a window overlooking the side of the property providing good natural light, together with a vertical column radiator. The room features the same flooring that flows in from the hallway and is complemented by a bank of triple fitted wardrobes, providing excellent storage and making this a highly adaptable room which could equally be used as a bedroom, dressing room, study or hobby space.





REAR GARDEN

The property is surrounded by thoughtfully designed, low-maintenance gardens to the front, rear and sides, providing a good balance of practicality, privacy and outdoor living.

To the front, a Tobermore block-paved driveway and matching pathway provide generous off-road parking and a smart approach to the front entrance, with landscaped areas ready for planting.

The private rear garden has been designed with ease of maintenance in mind, incorporating gravelled areas together with dedicated polished sandstone patio spaces providing ideal settings for alfresco dining and outdoor entertaining. Raised borders, constructed in a sleeper style and planted with a selection of shrubs and plants, add structure, colour and definition.

A particularly distinctive and characterful courtyard creates a separate outdoor space which adds another dimension to the garden and provides a secluded area to sit and enjoy.

The side garden provides useful additional space and has been thoughtfully landscaped with paving and stepping-stone pathways leading towards the rear of the property. A gated side access connects through to the front driveway, providing practical access around the property. The recently installed, double-skinned heating oil tank is discreetly positioned within this side area.

Overall, the external space has been carefully planned to create an attractive and versatile garden which is private, practical and intentionally low maintenance, complementing the overall contemporary style of the bungalow.









EXTERNAL



Services (Wrexham)

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

Council Tax Band - F
Please note: This property does run on oil fired heating, with a brand new Worcester Combi Boiler, brand new radiators & pipes and brand new double skinned oil tank.
Please find below measurements provided by vendor for guidance only.

Hall - 21' 3" x 5' 3" (max width)
Living Room - 17' 5" x 11' 10"
Bed 1 - 15' 4" x 10' 0"
Bed 2 - 14' 11" x 10' 4" (max width)
Bed 3 - 9' 3" x 7' 6"
Bathroom - 9' 3 x 8' 6"
Kitchen - 23' 0" x 8' 11"
Sunroom - 10' 2" x 8' 4"
Utility - 8' 6" x 7' 1"
Garage - 16' 10" x 9' 3"

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Viewings (Wrexham)

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

Property Particulars Disclaimer

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arrange their own inspections and testing where required.

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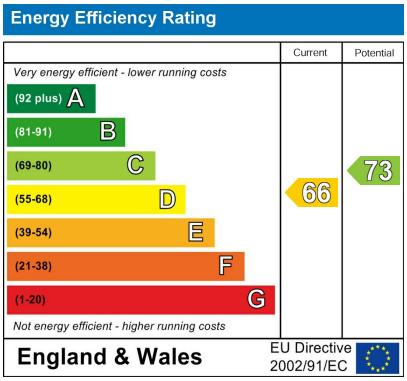
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