



STATION ROAD, ROSSETT

OFFERS IN EXCESS OF £550,000

- NEWLY RENOVATED
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- LARGE TERRACE
- RURAL VIEWS
- OPEN PLAN LOUNGE/KITCHEN



STATION ROAD, ROSSETT

4
BED

3
BATH

3
RECEPTION

Holmleigh lies in an idyllic semi-rural setting in the village of Rossett, this spectacular four double-bedroomed, three-bathroom semi-detached home has just undergone a comprehensive and extensive renovation including the addition of a two-story extension which has truly transformed this gorgeous period property.

Exceptional interior design has been combined with fantastic craftsmanship to transform this period home with a touch of contemporary class. As you enter through the front door, the property flows seamlessly from front to rear, guided along Herringbone LVT flooring, as you head down the hallway to the left and right you will find two spacious reception rooms both with bay windows that overlook the front of the property. Both reception rooms enjoy an abundance of natural light and a have neutral décor that perfectly matches the soft wool twist carpets.

A cozy dining space flows directly into the highlight of this property, the wonderful open-plan kitchen. High-quality, hardwood shaker-style units complement white quartz worktops with a kitchen island taking centre stage. High-quality kitchen appliances are already built in, with an American fridge/freezer, fan oven with integrated microwave and a dishwasher. Tri-fold door open

out onto a raised terrace that has unrestricted sun shining across, perfect for summer days. Finishing off the ground floor is WC with a storage cupboard and a utility room with a fitted boiler cupboard and laundry plumbing.

Moving to the first floor, straight ahead at the top of the stairs is a capacious master bedroom with en-suite shower room, the master bedroom windows are not overlooked from any direction and enjoy open views across local fields. There are a further three double bedrooms, another with an en-suite shower room and a spacious family bathroom with a roll top bath and walk in shower. Each bathroom is fitted out with high quality fixtures and fittings with each area being attended to with an eye for detail.

Externally the property is approached via a gravelled, gated driveway that offers parking for several cars or if visitors are arriving on foot an iron gate leads up a paved pathway right to the front door. The rear garden offers privacy but does not neglect on space making it perfect for families.

The charming village of Rossett boasts a diverse array of amenities, including a local store, post office, church, pharmacy, doctor's surgery, dentist,

as well as inviting pubs and restaurants. For more extensive services, residents can easily access the nearby towns of Wrexham and Chester, situated 5 and 7 miles away respectively, which offer a broader range of facilities, including out-of-town retail parks.

Education is well catered for in Rossett, with options for local primary and secondary schooling nearby, complemented by private institutions in Chester such as Kings & Queens and Abbey Gate College in Saighton.

In terms of leisure activities, there are a range of local cricket, football, and rugby clubs, while the local area boasts numerous golf courses, opportunities for sailing and rowing on the River Dee, and thrilling horseracing events at Chester and Bangor on Dee.

Despite its idyllic rural setting, the region benefits from excellent road connections, being just half a mile from the A483 Wrexham bypass, which links to the Chester Southerly bypass, facilitating convenient access to the national motorway network.



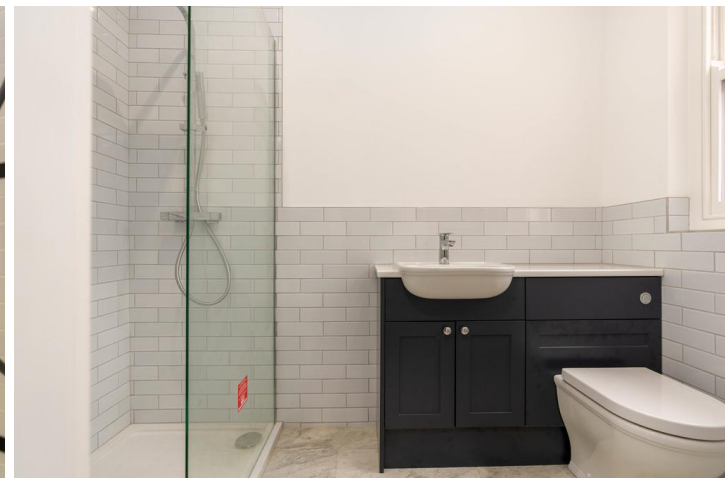


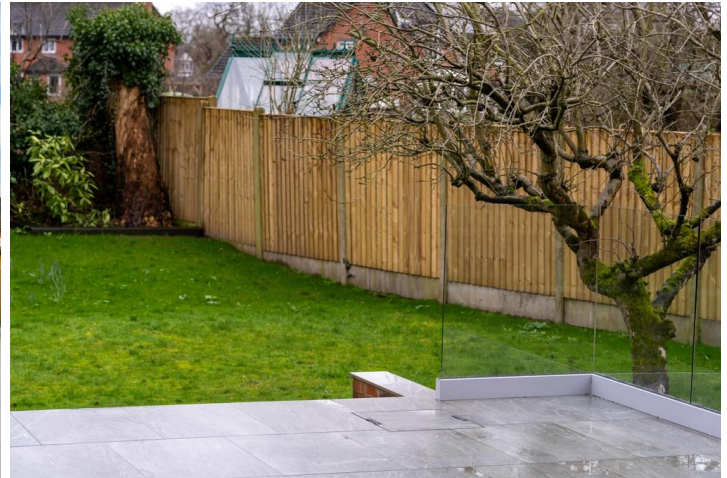




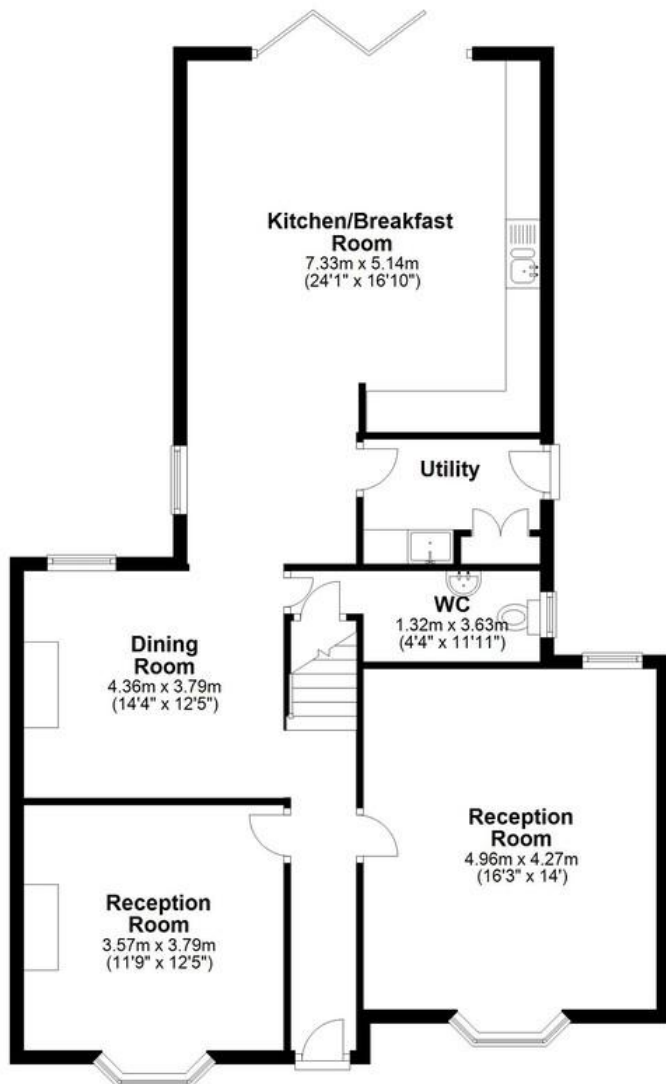
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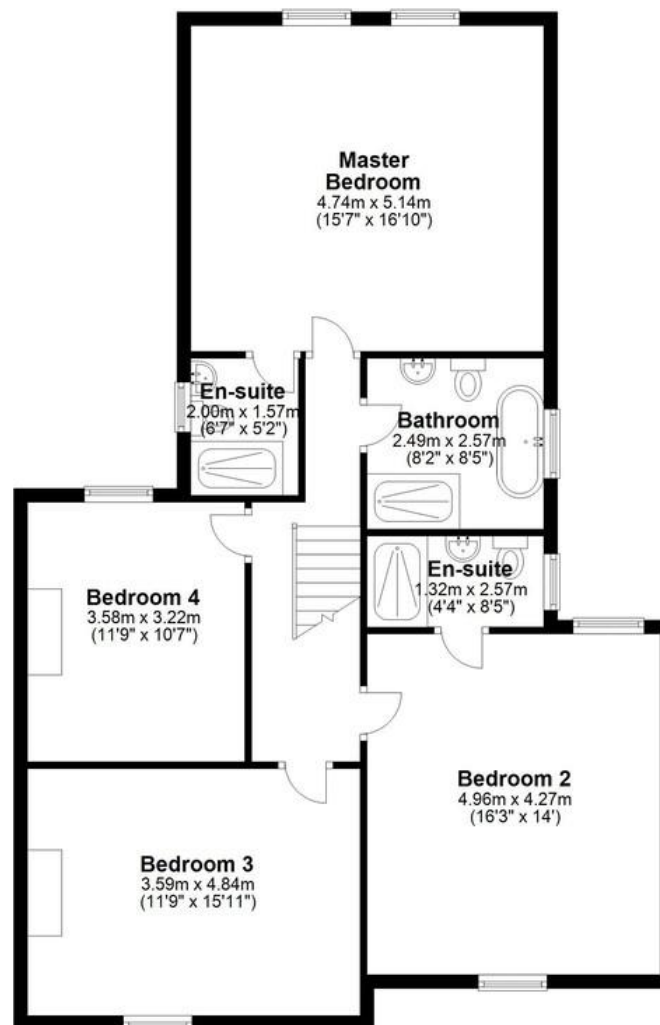




Ground Floor
Approx. 102.3 sq. metres (1101.3 sq. feet)



First Floor
Approx. 98.3 sq. metres (1057.6 sq. feet)



TOTAL FLOOR AREA 2,159 sq ft / 201 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.
Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX
Band F

LOCAL AUTHORITY
Wrexham County Borough
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Pote
92+	A		
81-91	B		
69-80	C		80
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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