



Located on Village Walks at Marford Hill this five-bedroom detached executive family residence enjoys an unspoilt rural outlook to the front towards the Cheshire Plain forming a charming semi-rural setting. Designed with generous proportions, in brief the accommodation comprises: reception hall, lounge, dining room, family kitchen/living area, rear hallway, utility room, WC/cloakroom, first floor galleried landing, bedroom one with en-suite shower room, three further bedrooms and family bathroom and to the second floor bedroom five and en-suite shower room. The property benefits from a good size paved driveway providing off-road parking in turn leading to a double garage. To the rear there is a paved terrace, large lawned area with borders stocked with plants and shrubs and the added benefit of a private outlook.

There are local shopping and schooling facilities in the neighbouring villages of Rossett and Gresford together with the more extensive shopping, schooling and leisure facilities of both Chester and Wrexham. Approximate distances: Chester 8 miles, Liverpool 27 miles, Mold 12 miles, Wrexham 4 miles. The property is within easy travelling distance of Chester via the A483 Chester to Wrexham By-Pass which leads to the M53 motorway and is also convenient for North Wales via the A55 Express Way.

Reception Hall

Front door with stained glass and leaded light inserts. Coved ceiling and ceiling light point. Radiator. Stone tiled floor. Under stairs storage cupboard. Stairs rising to first floor landing. Double doors leading into lounge. Door leading into kitchen.

Living Room

6.372m x 4.014m Semi-circular double glazed window to the front elevation enjoying the open aspect and views

over countryside. Feature brick Inglenook fireplace with wooden beam over and inset gas effect wood burning stove. Coved ceiling and ceiling light point. Television aerial point. Telephone point. Two radiators.

Dining Room

4.552m x 4.025m Feature bay window to the front elevation again enjoying open views. Feature brick fireplace with wooden surround and inset gas effect wood burning stove. Coved ceiling and ceiling light point. Television aerial point. Telephone point. Radiator.

Kitchen/Breakfast Room

8.886m x 4.601m A large open plan room with the kitchen area fitted with a range of base and wall mounted cupboards, drawers and open shelving with granite work tops, inset one and a half sink and drainer unit with mixer tap and central island with granite work top. Tiled splash backs. Under unit lighting. Space for Range style cooker. Integrated dishwasher. Tiled floor. Two radiators. Inset ceiling downlights. Television aerial point. Double glazed window to the rear elevation. Double glazed French doors to rear garden.

Rear Hallway

Double glazed door to side elevation. Tiled floor.

Utility Room

2.616m x 1.720m Fitted with base and wall mounted cupboards and drawers with complementary work tops, single sink and drainer with mixer tap. Space for washing machine. Wall mounted gas central heating boiler. Tiled floor. Radiator. Recessed ceiling light point. Double glazed window to the side elevation.

WC/Cloakroom

Double glazed window. Low-level WC and pedestal wash hand basin. Tiled splash back. Radiator. Ceiling light point. Tiled floor.

First Floor Galleried Landing

Double glazed window to the front elevation. Built-in airing cupboard. Under stairs storage cupboard. Radiator. Telephone point. Ceiling light point. Stairs rising to second floor landing and bedroom five.

Bedroom One

5.547m x 3.995m Double glazed window to the front elevation enjoying open views. Two sets of built-in wardrobes. Television aerial point. Telephone point. Ceiling light point. Two radiators. Door to en-suite shower room.

En-suite Shower Room

Suite comprising tiled shower cubicle with Triton shower and sliding glass door, wash hand basin in vanity unit and low-level WC with dual flush system. Part tiled walls. Tiled floor. Radiator. Extractor fan. Recessed ceiling spotlights. Double glazed window to the side elevation.

Bedroom Two

4.010m x 3.988m Double glazed window to the front elevation enjoying open views. Built-in wardrobes. Television aerial point. Telephone point. Ceiling light point. Radiator.

Bedroom Three

4.628m x 3.523m Double glazed window to the rear elevation. Built-in wardrobes. Television aerial point. Telephone point. Ceiling light point. Radiator.

Bedroom Four

3.182m x 3.173m Double glazed window to the rear elevation. Built-in wardrobes. Television aerial point. Ceiling light point. Radiator.



Bedroom Five

5.664m x 3.218m Two double glazed Velux style windows to the front elevation. Built-in wardrobes. Two radiators. Two television aerial point. Ceiling light point. Laminate flooring.

En-suite Shower Room

Suite comprising tiled shower cubicle with Triton shower and glass door, floating wash hand basin with mixer tap, low-level WC with dual flush system. Part tiled walls. Tiled floor. Extractor fan. Radiator. Recessed ceiling spotlights. Double glazed Velux style window.

Family Bathroom

3.594m x 3.575m An octagonal room with vaulted ceiling. Three double glazed obscured glass windows to the rear elevation. Suite comprising double ended bath with central mixer tap, twin floating wash hand basins with storage under, tiled shower cubicle with mixer shower and glass screen, low-level WC with dual flush system. Part tiled walls. Tiled floor with recessed LED lighting. Radiator. Extractor fan.

Second Floor Landing

Double glazed Velux style window. Ceiling light point.





Outside

To the front there is a garden with lawn and mature borders and paved driveway providing parking for several vehicles leading to detached double garage with two single electric roller doors, pedestrian door, having power and light. To the rear is a fully enclosed garden with paved patio leading to lawn with stocked borders and the benefit of a private outlook.

Tenure – Freehold

Local Authority – Wrexham County Borough Council

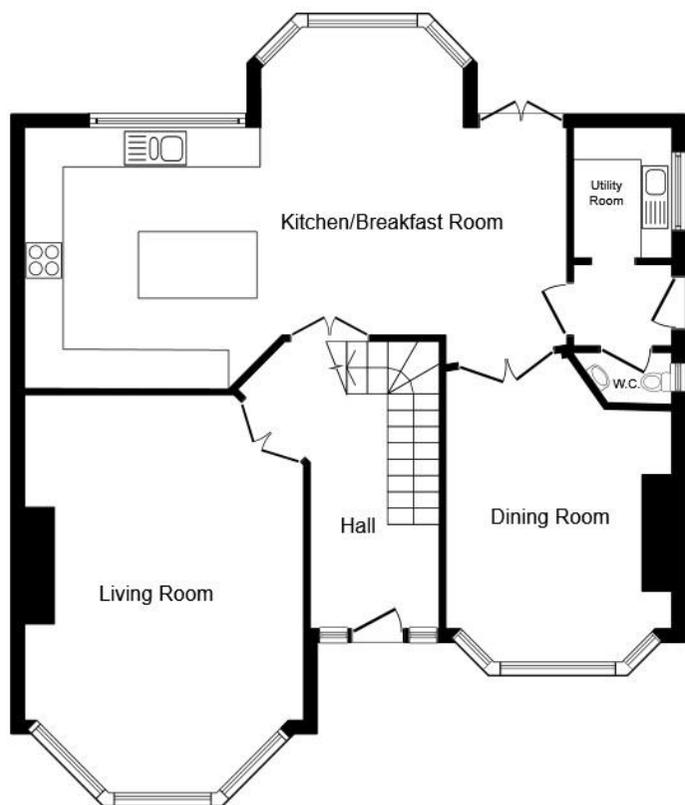
Council Tax Band – I

Energy Performance Rating – D

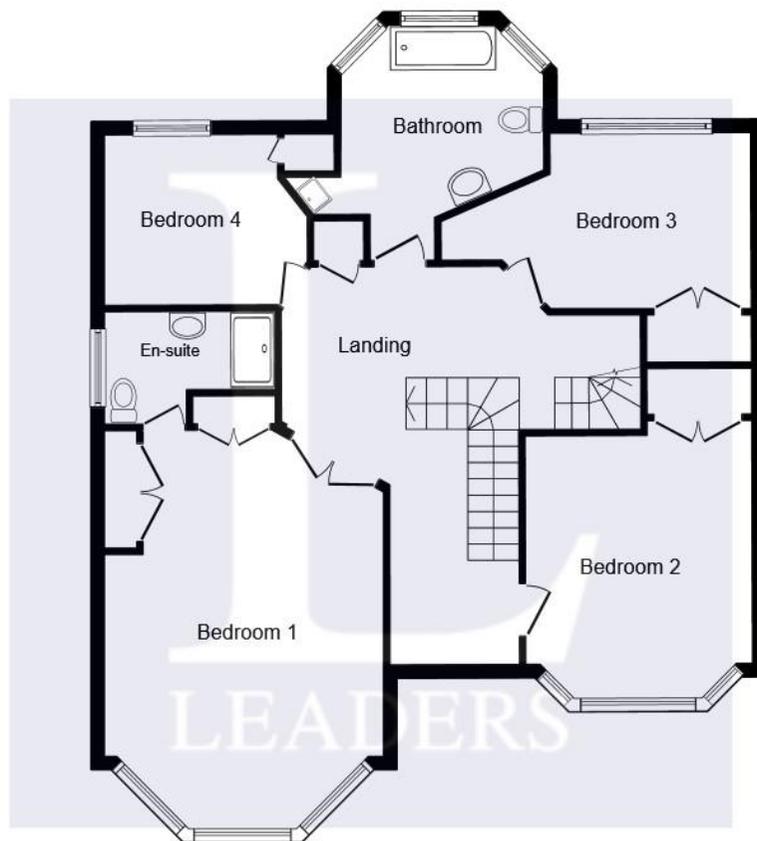
Sales Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.





Ground Floor



First Floor



Second Floor

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