



**CHESHIRE
LAMONT**

A delightful Four Bedroom Family home currently providing Three Bedrooms and a large Dressing Room along with well proportioned living accommodation including a large Open Plan Kitchen Dining Family Room. The property also benefits from being conveniently situated within walking distance of the facilities in Gresford village.

- Reception Hall, Living Room, Large L-shaped Open Plan Kitchen Dining/Sitting Room with log burner, Utility/Rear Porch, Cloakroom.
- Four Bedrooms, (albeit one has been converted and re-configured to provide a Dressing Room for the Master Bedroom. Three Bath/Shower Rooms (two En-suite).
- Ornamental gardens to the front with attractive outlook, lawned courtyard garden to the rear, Double Garage.

Location

Situated on the highly sought after and desirable development 'The Pavilions' the property is conveniently situated for the facilities within Gresford village and provides a regular bus service to both Wrexham three miles and Chester City Centre 8.5 miles. Delightful walk can be enjoyed from the property to The Flash and beyond to the highly regarded Brunning & Price owned Pub and Restaurant Pant-Yr-Ochain one mile.

Accommodation

A part glazed panel front door is situated beneath a storm porch, this opens to a central **Reception Hall** incorporating a staircase rising to the first floor with large understairs cupboard and a timber effect Karndean floor which continues through into the Open Plan Kitchen Dining/Family Room. Off the Reception Hall there is a **Living Room 4.7m x 2.9m**, this overlooks the front garden beyond and has a wall mounted electric log effect fire. The large L-shaped **Open Plan Kitchen Dining/Family Room 7.5m x 5.5m** provides a family Sitting Area overlooking the front garden. Within the Kitchen Dining Area there is a log burning stove and space for a six person dining table (and larger if required). A set of glazed double doors open onto the rear garden. The Kitchen is fitted with wall and floor cupboards complemented with Silestone work surfaces which extends to provide a two person breakfast bar. Appliances include a five burner gas hob, fan assisted oven, microwave combi oven with warming drawer beneath, fridge freezer and dishwasher. Off the Kitchen there is a



Utility Room/Rear Porch with a second sink unit, space for washing machine and tumble dryer, door to garden and further door to a **Cloakroom** fitted with low level WC and wash hand basin.

To the first floor the accommodation has been re-configured by the current vendors, originally designed to be a Four Double Bedroom property, the Master Bedroom Suite now includes the Fourth Bedroom as a large Dressing Room. However, the access off the landing could easily be re-instated and access off the Bedroom within the Master Bedroom partitioned off to re-establish the original layout if desired (note floorplan). The **Master Bedroom 4.0m x 3.8m** overlooks the front, has a feature painted panel wall, built in cupboard and well appointed **En-suite Shower Room**. Off the bedroom area an opening leads into the **Dressing Room 3.5m x 2.9m** (originally Bedroom Four) this benefits from further built in wardrobes. **Guest Bedroom Two 3.4m x 3.3m** is a further generous double bedroom also overlooking the front and benefiting from a further well appointed **En-suite Shower Room** and a built in wardrobe/Storage Cupboard. **Bedroom Three 3.2m x 2.6m** overlooks the rear garden. The **Bathroom** is fitted with a panel bath with drench shower head above, pedestal wash hand basin, low level WC, heated towel rail finished with a tile floor.

Externally

To the front of the property a central pathway leads to the front door and ornamental gardens to either side. A pathway to the side gives access to the enclosed rear garden which enjoys a South Westerly orientation, the gardens are principally laid to lawn incorporating a paved Sitting/Entertaining Area and well stocked raised border retained with sleepers. Beyond the gardens there are **Two Garages 5.0m x 2.8m** benefiting from automated up and over doors.

Directions

Approaching Gresford from Rossett on the B5445 proceed up Marford Hill through Marford and into Gresford. At the main set of traffic lights with the Plough Inn on your left and passing the petrol filling station and shortly after, turn left into Bryn-Y-Groes. Follow the road around to the left and for ease of parking turn right down the emergency access lane and walk down the path to what was the old Wrexham Road to the front door of the property.

Using What Three Words App

To the front door – lake.left.encounter

To the house – agreed.horn.wanted

Services (Not tested)/Tenure

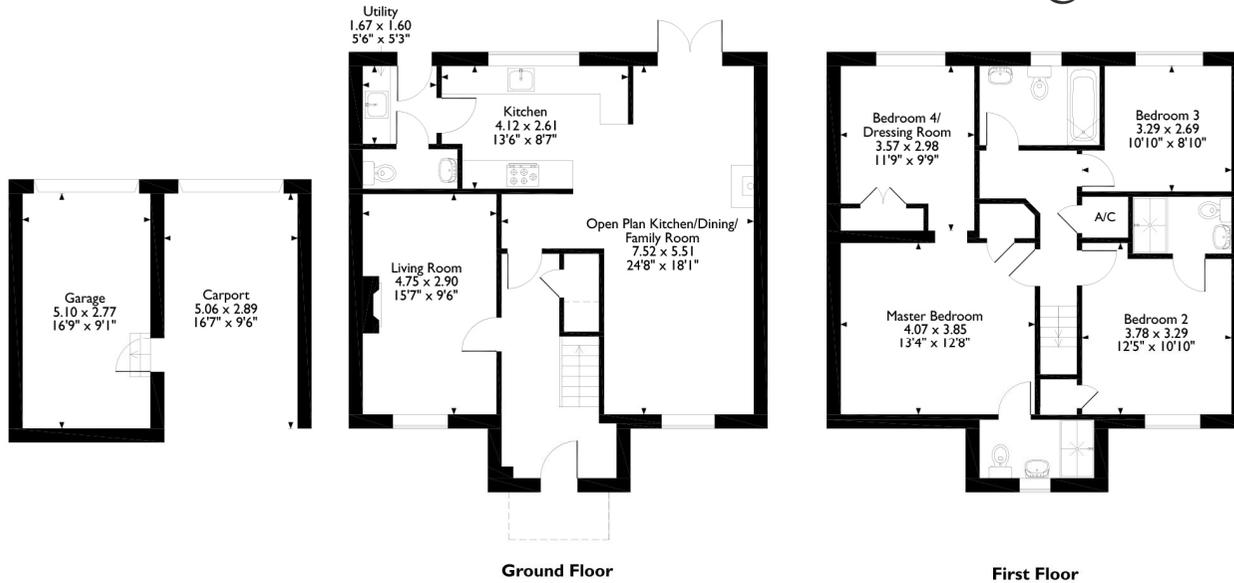
Mains Water, Electricity, Gas Fired Central Heating, Mains Drainage/Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley



Approximate Gross Internal Area
 Main House = 1442 sqft/134 sqm
 Garage = 151 sqft/14 sqm
 Total = 1593 sqft/148 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

7 Chestnut Terrace
 Tarporley
 Cheshire CW6 0UW
 Tel: 01829 730700

www.cheshirelamont.co.uk

