

**25 Stonewalls, Rossett**

**OFFERS IN EXCESS OF  
£550,000**





Situated on the edge of countryside whilst being within striking distance of Rossett Village and access to the A483 this spacious detached family home which offers just over 2500 sq ft of accommodation with a large southerly facing and very private rear garden ideal for a growing family.

The property offers great room proportions whilst being in a quiet cul-de-sac with a large block paved driveway which offers plentiful parking.

Once entering the property you are greeted by a good sized entrance hall with a double cloaks cupboard and cloaks/w/c, over 23ft long living room, conservatory overlooking the rear garden, separate sitting/dining room.

There is a large dining kitchen with a central island/breakfast bar, access to the double garage.

To the first floor there are five bedrooms with a newly appointed en-suite shower room to the bedroom one, further good sized family bathroom with a shower & separate bath.

#### FINER POINTS

\* Large detached family home with a large, private rear garden





\* Good sized plot with a large frontage with a block paved driveway for several cars

\* Double garage with access to the house offering further potential for a utility space

\* Warmed by oil fired central heating

\* Five bedrooms, four being double sized with a newly installed en-suite shower room to bedroom one

\* Over 23ft long living room, separate sitting room/snug, over 17ft x 15ft dining kitchen

\* The cul-de-sac benefits from being within a full fibre broadband area

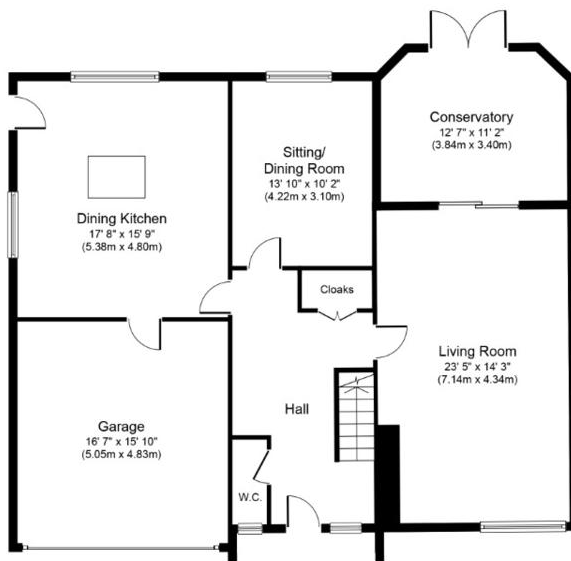
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

**Tenure:** Freehold

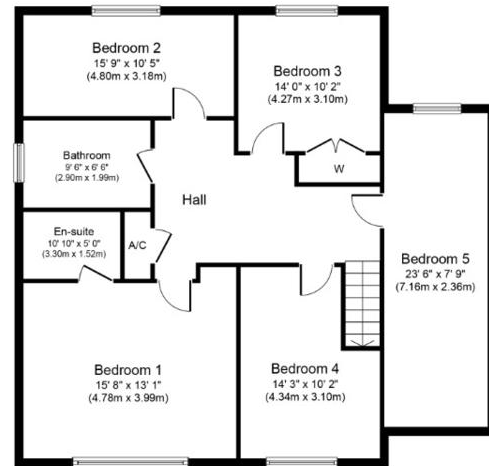
**Local Authority:** Wrexham County Borough Council

**Council Tax:** Band G

**Viewings:** By appointment only



**Ground Floor**  
**Approximate Floor Area**  
**1,435 sq. ft.**  
**(133.4 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,074 sq. ft.**  
**(99.8 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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