



# Cooks Acre, Bromborough

£350,000



**LESLEY HOOKS**  
ESTATE AGENTS





This immaculately presented modern detached home offers stylish, spacious living perfect for growing families. Enjoying an enviable position overlooking open green space to the front, the property combines contemporary design with practicality, all within a peaceful and established residential area. From the moment you arrive, the home impresses with its double fronted design and well kept lawned front garden. Step inside to a welcoming reception hall, complete with a convenient cloakroom/W.C. The heart of the home is the beautifully proportioned through living room, a light and airy space with windows to the front and side. At the rear, elegant bi-fold doors open directly onto the garden, creating a seamless transition between indoor and outdoor living, ideal for entertaining or relaxing with the family. To the other side of the hallway, you'll find a generous open-plan kitchen and dining area. Designed with both function and style in mind, it offers an abundance of cupboard and worktop space, room for appliances, and plenty of space for a dining table and chairs. Dual aspect windows to the front and rear flood the space with natural light. Just off the kitchen is a practical utility room with space for a washing machine, a large walk-in storage cupboard, and a door leading out to the garden, a must-have for busy households. Upstairs, the home continues to impress with four well-proportioned bedrooms. The main bedroom benefits from built-in wardrobes and a modern en-suite shower room, while the remaining bedrooms are served by a stylish and contemporary family bathroom. Outside, the rear garden is perfect for both relaxing and entertaining. With a combination of lawn, decking, and a paved patio area, there's something for everyone to enjoy. To the rear of the property, a tarmac driveway provides off-road parking and leads to a detached garage, offering additional storage or parking space. This is a home that has been lovingly maintained by the current owners and is truly ready for its next chapter.

#### **Entrance Hall**

8'5" (2.57m) x 7'8" (2.34m)

#### **WC**

5'4" (1.63m) x 3'11" (1.19m)

#### **Lounge**

18'2" (5.54m) x 11'1" (3.38m)

#### **Kitchen**

18'0" (5.49m) x 10'3" (3.12m)

#### **Bedroom One**

11'3" (3.43m) x 9'1" (2.77m)

#### **En-Suite**

8'9" (2.67m) x 3'10" (1.17m)

#### **Bedroom Two**

10'11" (3.33m) x 8'11" (2.72m)

#### **Bedroom Three**

10'11" (3.33m) x 8'11" (2.72m)

#### **Bedroom Four**

8'3" (2.51m) x 6'10" (2.08m)

#### **Bathroom**

6'9" (2.06m) x 5'11" (1.8m)

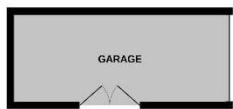
#### **Garage**

17'9" (5.41m) x 9'1" (2.77m)





GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.7 sq.m.) approx.  
 Whilst every attempt has been made to insure the accuracy of the floorplans contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplans are for guidance only and are not to scale. They are not drawn to any particular scale. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 5.200.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A	94	
(81-91) B	84	
(69-80) C		
(55-68) D		
(33-54) E		
(21-32) F		
(0-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Contact Us:

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