



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)

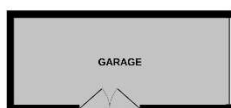






GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1246 sq.ft. (115.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with floorplans 2020/5

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