



# Crossdale Road, Bromborough

£950,000



**LESLEY HOOKS**  
ESTATE AGENTS







Nestled in the heart of Bromborough, the Little Orchard stands as a remarkable and unique home, a hidden gem that exudes charm and elegance. Tucked away from the main thoroughfare, you might not even realize it's there, but once discovered, it leaves an indelible impression. The property boasts an exceptionally generous plot, highlighted by a long, inviting driveway that winds its way to the front of the house where you will see the undeniable curb appeal of the Little Orchard. You'll be greeted by ample parking space with electric car charging and a superb detached double garage featuring a mezzanine level, perfect for a home office or hobby space, equipped with modern conveniences like WiFi. The rear garden is nothing short of spectacular, a true oasis of tranquility and beauty. It features a perfectly maintained lawn, mature plants, ample vegetable patches and fruit trees, a delightful koi carp pond and even an idyllic potting shed perfect for the keen gardener. The multiple patio areas are ideal for outdoor furniture, making it the perfect spot to enjoy a refreshing drink on a sunny day. The garden is thoughtfully designed to offer both beauty and functionality, providing a serene escape from the hustle and bustle of daily life.



Inside, the Little Orchard continues to impress. Not only does the property boast character features throughout but it has also been meticulously maintained by the owners. The entrance hallway sets the tone with its grandeur, leading into a generous lounge that benefits from triple aspect light. One of the many stand out features of this property is the impressive orangery room with not only the most breathtaking views over the garden but also adorned with traditional character beams and a superb skylight roof. Additional living spaces include a cozy sitting room, a dedicated office/study, and a convenient downstairs WC. The country cottage kitchen, complete with a utility room, is both charming and practical. Upstairs, the master suite is a haven of comfort, with a spacious bedroom boasting dual aspect windows, and a luxurious ensuite shower room. Three further comfortable double bedrooms and a modern four piece family bathroom complete the upper floor.

The Little Orchard is truly a one-of-a-kind property, situated in a sought-after position, making it one of the most desirable homes in the area. Viewing is essential to appreciate the beauty of this property.

**Hallway**

9'8" (2.95m) x 16'5" (5m)

**WC**

3'11" (1.19m) x 4'1" (1.24m)

**Lounge**

23'11" (7.29m) x 15'2" (4.62m) Into Bay

**Sitting Room**

12'0" (3.66m) x 13'1" (3.99m)

**Orangery**

13'1" (3.99m) x 23'5" (7.14m)

**Office**

7'0" (2.13m) x 7'5" (2.26m)

**Kitchen**

15'11" (4.85m) x 18'6" (5.64m)

**Utility**

11'5" (3.48m) x 5'1" (1.55m)

**Bedroom One**

23'11" (7.29m) x 19'5" (5.92m) Max

**Bedroom Two**

12'5" (3.78m) x 13'1" (3.99m)

**En Suite**

7'3" (2.21m) x 7'2" (2.18m)

**Bedroom Three**

9'5" (2.87m) x 13'0" (3.96m)

**Bedroom Four**

12'5" (3.78m) x 13'1" (3.99m)

**Bathroom**

6'3" (1.91m) x 9'0" (2.74m)













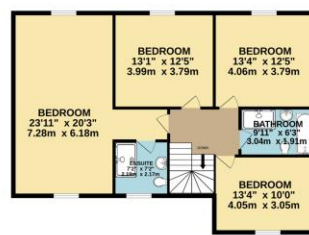






GROUND FLOOR

1ST FLOOR



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