



# Old Vicarage Road, Willaston

£425,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this exceptional four-bedroom detached home, perfect for families seeking spacious living in a tranquil setting. This property offers an ideal blend of comfort and classic charm, with beautifully maintained gardens and ample living space. As you enter the home there a hallway with handy downstairs wc and stairs to the first floor with a door through to a spacious open lounge and dining area, designed for both relaxation and entertaining. This bright and airy space features large windows that flood the room with natural light. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living and providing a perfect setting for summer barbecues and family gatherings. The kitchen boasts a practical layout with a window overlooking the conservatory, ensuring plenty of natural light. Equipped with a large pantry cupboard for ample storage, it's a culinary enthusiast's dream. A door from the kitchen leads directly into the conservatory. This delightful space offers a serene spot to enjoy your morning coffee or unwind with a book. With views of the garden, the conservatory serves as an excellent additional living area, adaptable to your needs. To the first floor there are four bedrooms, the master bedroom is a true retreat, featuring a built in wardrobe and a walk-in wardrobe that provides ample storage space. The room is spacious and filled with natural light, creating a peaceful and relaxing atmosphere. The remaining three additional bedrooms are generously sized, each offering plenty of space for family members or guests. These rooms can also be adapted to serve as home offices or hobby spaces. The family bathroom with three piece suite completes this floor.



The property is set back from the road, featuring a desirable front garden that adds to its curb appeal. The rear garden is a private oasis, perfect for outdoor activities, gardening, or simply enjoying the sunshine. A private driveway provides ample parking space and leads to a secure garage, offering additional storage or potential workshop space. This property is offered with no onward chain, facilitating a smooth and speedy purchase process. Situated in a highly desirable neighbourhood, this home is close to local amenities, schools, and transport links, making it ideal for family living. Don't miss the opportunity to make this beautiful detached house your new home. Schedule a viewing today and experience all that this fantastic property has to offer.

#### **Lounge**

16'11" (5.16m) x 11'4" (3.45m)

#### **Downstairs WC**

4'11" (1.5m) x 3'6" (1.07m)

#### **Kitchen**

16'9" (5.11m) x 8'4" (2.54m)

#### **Conservatory**

17'6" (5.33m) x 10'3" (3.12m)

#### **Bedroom One**

10'0" (3.05m) x 9'10" (3m)

#### **Walk in Wardrobe**

9'3" (2.82m) x 6'2" (1.88m)

#### **Bedroom Two**

11'11" (3.63m) x 9'1" (2.77m)

#### **Bedroom Three**

12'5" (3.78m) x 8'9" (2.67m)

#### **Bedroom Four**

8'6" (2.59m) x 8'5" (2.57m)

#### **Bathroom**

8'0" (2.44m) x 5'5" (1.65m)

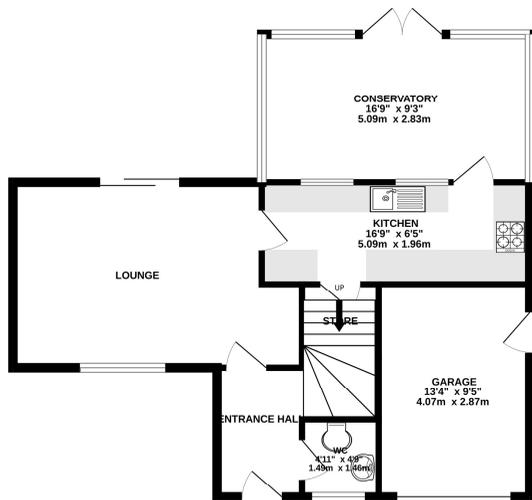




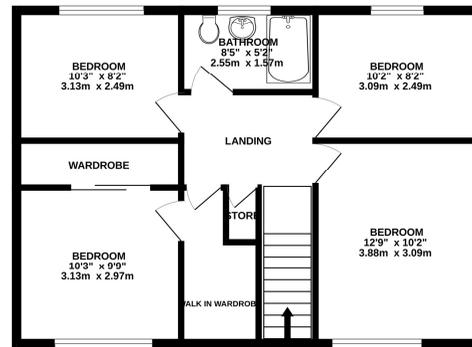




**GROUND FLOOR**  
689 sq.ft. (64.0 sq.m.) approx.



**1ST FLOOR**  
601 sq.ft. (55.9 sq.m.) approx.



**TOTAL FLOOR AREA: 1290 sq.ft. (119.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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