



Marine Drive, Bromborough

£330,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this stunning modern detached home, nestled in a newly built development within a highly sought-after residential area. This property exudes the essence of contemporary living, combining sleek design with comfort and functionality, and is ready for you to move in and make it your own.

The house features uPVC double glazing and a combi-fired gas central heating system, ensuring year-round warmth and energy efficiency. As you enter the home, you are greeted by a spacious hallway that leads you to various parts of the house. A convenient downstairs WC is situated off the hallway for guests' ease.

The property offers a choice of spaces to relax and entertain. A sitting room provides a cosy area for unwinding, while the lounge is a highlight, featuring a stunning media wall with a built-in electric fire, perfect for movie nights or quiet evenings at home.

At the heart of this home is the superb open-plan kitchen and family room. This space is designed for modern living, seamlessly blending cooking, dining, and family life. The kitchen is equipped with top-of-the-line appliances and stylish fittings, making it a joy for any home chef. Adjacent to the kitchen, you'll find a utility room that adds to the home's practicality, offering additional storage and laundry facilities.

Upstairs, this property boasts four generously sized bedrooms, each providing a comfortable retreat for family members or guests. The master bedroom is a true sanctuary, complete with an en-suite shower room, offering privacy and luxury. The stylish family bathroom serves the other bedrooms, featuring a shower and shower screen over the bath for convenience.

The exterior of the home is equally impressive. At the front, a driveway provides off-road parking for two cars side by side, making it ideal for a busy household. To the rear, you will discover a good-sized garden that enjoys a westerly aspect, perfect for outdoor entertaining or simply soaking up the sun in the warmer months.

This superb home offers the very latest in contemporary living and presents an excellent opportunity for those seeking a modern lifestyle in a desirable location. With its stylish design, quality features, and ready-to-move-in condition, this property is the perfect place to call home. Freehold. Council Tax Band D. EPC B.



Hallway
11'0" (3.35m) x 3'5" (1.04m)

Downstairs WC
5'7" (1.7m) x 2'9" (0.84m)

Sitting Room
16'3" (4.95m) x 7'4" (2.24m)

Lounge
14'6" (4.42m) x 11'7" (3.53m)

Kitchen Family Room
21'4" (6.5m) x 10'0" (3.05m)

Utility Room
7'10" (2.39m) x 5'11" (1.8m)

Master Bedroom
14'0" (4.27m) x 11'8" (3.56m)

En-Suite Shower Room
7'0" (2.13m) x 6'10" (2.08m)

Bedroom Two
14'2" (4.32m) x 8'0" (2.44m)

Bedroom Three
10'7" (3.23m) x 7'11" (2.41m)

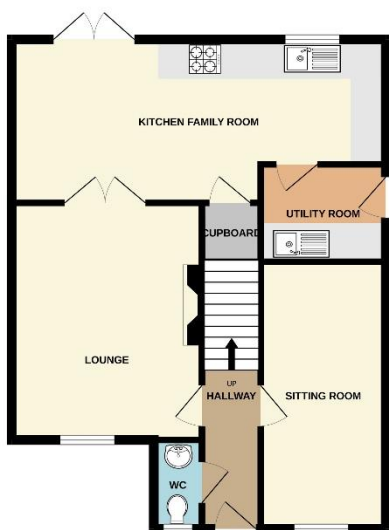
Bedroom Four
10'8" (3.25m) x 7'6" (2.29m)

Bathroom
7'5" (2.26m) x 7'5" (2.26m)

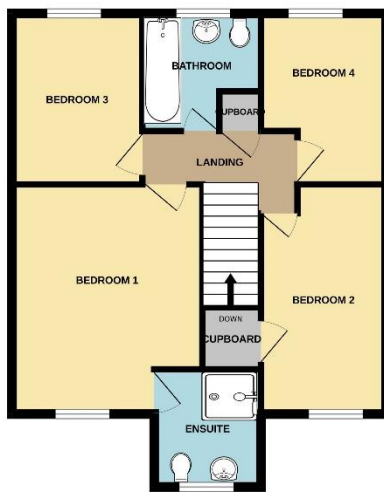




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B		81	91
(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	

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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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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.