



Briscoe Grove Bromborough



LESLEY HOOKS
ESTATE AGENTS





Welcome to your dream home! This stunning and modern detached property perfectly captures the essence of contemporary living with its light and airy design. Ideally situated on a newly established development, this beautiful home is ready for you to move into and start making memories. It features uPVC double glazing and combi-fired gas central heating for maximum comfort and efficiency.

As you step inside, you are greeted by a spacious hallway that sets the tone for the rest of the home. The ground floor boasts a convenient downstairs WC, a stylish lounge complete with a feature media wall and cosy fireplace, and a superb open-plan kitchen family room. This kitchen is truly the heart of the home, designed for both culinary creativity and family gatherings, and it seamlessly connects to the garden through elegant bi-fold doors. A utility room adds to the functionality of the space, ensuring all your needs are met.

Upstairs, you will find four generously sized double bedrooms, each offering comfort and tranquility. The master bedroom is a true retreat, featuring an en-suite shower room for added privacy and luxury. The stylish family bathroom is equipped with a shower and a sleek shower screen over the bath, catering to the needs of a busy household.

Outside, the property offers an inviting driveway with ample off-road parking leading to the garage. The front of the house presents a neat and welcoming appearance, while the rear showcases a delightful garden with a charming patio area, perfect for outdoor dining, relaxation, and entertaining guests.

This home truly has it all, from its contemporary design to its practical features, making it the perfect choice for modern living. With its ideal location on a new development, you're not just buying a home; you're investing in a vibrant community and a future full of possibilities. Come and experience the beauty and elegance of this exceptional property today! Freehold. Council Tax Band E. EPC B.



Hallway

19'1" (5.82m) x 6'9" (2.06m)

Downstairs WC

7'0" (2.13m) x 3'11" (1.19m)

Lounge

17'9" (5.41m) x 10'7" (3.23m)

Open Plan Kitchen Family Room

26'8" (8.13m) x 11'9" (3.58m)

Utility Room

8'3" (2.51m) x 5'8" (1.73m)

Master Bedroom

13'4" (4.06m) x 10'7" (3.23m) To Wardrobe

En-Suite Shower Room

8'10" (2.69m) Max x 7'9" (2.36m)

Bedroom Two

13'1" (3.99m) x 8'6" (2.59m)

Bedroom Three

10'11" (3.33m) x 9'4" (2.84m)

Bedroom Four

10'11" (3.33m) x 8'10" (2.69m)

Bathroom

6'7" (2.01m) x 7'8" (2.34m)







GROUND FLOOR



1ST FLOOR



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

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