



## Calne Close, Wirral, Merseyside CH61 4YB

Offers In The Region Of £425,000

4 Bedroom 3 Reception 1 Bathroom C

\*\*Four Bedroom - Detached Family Home - Sought After Irby Cul-De-Sac - School Catchment Area - Generous Plot\*\*

Hewitt Adams is delighted to offer to the market this well presented family home located on the popular Calne Close in Irby - a quiet residential cul-de-sac within the catchment area for several of the areas most highly regarded schools.

The property is a substantial FOUR BEDROOM detached residence that occupies a GENEROUS corner plot with excellent front, rear and side gardens.

In brief the accommodation affords: entrance porch, hall, study / home office, lounge, dining room, conservatory, kitchen and downstairs W.C. Upstairs there are four DOUBLE BEDROOMS and a family bathroom. The property is double glazed and boasts gas central heating, driveway parking and a DETACHED DOUBLE GARAGE.

If you're looking for your new family home in Irby - this property comes highly recommended. Call Hewitt Adams today on 0151 342 8200.



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.



Front Entrance

Into:

Porch

Tiled floor, door into:

Hall

Karndean flooring, radiator, staircase with glass balustrade

Lounge

12'4" x 15'1" (3.76 x 4.60)

Double glazed window to front aspect, radiator, power points, TV point, fireplace

Dining Room

12'2" x 10'1" (3.72 x 3.09)

Radiator, power points sliding doors into Conservatory

Study

11'6" x 8'0" (3.53 x 2.45)

Double glazed window to front aspect, radiator, power points, patio door

Kitchen

11'10" x 12'9" (3.62 x 3.90)

Fitted wall and base units, worktop surfaces, inset sink, integrated oven, integrated microwave oven, integrated hob, integrated dishwasher, power points, radiator, double glazed window to rear aspect, rear door

Conservatory

11'10" x 9'0" (3.63 x 2.75)

Radiator, power points, door out to garden

W.C

W.C. Wash hand basin

UPSTAIRS

Bedroom One

11'8" x 10'4" (3.58 x 3.15)

Double glazed window, fitted wardrobes, radiator, power points, new carpeting

Bedroom Two

13'5" x 10'4" (4.09 x 3.16)

Double glazed windows to rear, radiator, power points, fitted wardrobes, new carpeting

Bedroom Three

12'10" x 7'10" (3.93 x 2.39)

Double glazed windows to front aspect, radiator, power points

Bedroom Four

10'5" x 7'10" (3.20 x 2.39)

Double glazed window to side and rear, radiator, power points

Bathroom

Comprising Jacuzzi sty e bath with shower above, low level W.C, wash hand basin, towel rail, double glazed window to rear

EXTERNALLY

Front Aspect - Lawned gardens to the front and side aspects, path to front door. Side gate access to the rear garden.

Rear Aspect - Generous rear garden with lawns, planted flower-beds, greenhouse, three established fruit trees which include Bramley Apple, Conference Pear and Greengage

Garage

Double Garage. New electric door. Power and Lighting.

