



For illustration purposes only - not to scale



Claremont Way, Higher Bebington, Wirral CH63 5QR

Offers Over £385,000

4 Bedroom 2 Reception 2 Bathroom

Four Bedroom - Extended - 2.5 Bathrooms - Immaculate Condition - Sought After Higher Bebington Location

Hewitt Adams is delighted to offer to the market this EXTENDED four bedroom family home located on the POPULAR Claremont Way in SOUGHT AFTER Higher Bebington. A quiet and popular cul-de-sac that is within CATCHMENT area for Higher Bebington, Town Lane and Wirral Grammar.

The property benefits from a REAR EXTENSION creating a larger OPEN-PLAN KITCHEN DINER, and also boasts a large LOFT EXTENSION which provides a large master bedroom with en-suite.

Presented immaculately - the property is tastefully decorated throughout, with the owners retaining some original 1930s character features such as the PARQUET FLOORING.

In brief the accommodation affords: entrance hall, W.C., dining room, lounge, extended kitchen diner with utility. To the first floor there are three bedrooms and a family bathroom and W.C. The loft extension provides a further bedroom and en-suite.

Externally there is a generous block-paved driveway offering parking for 2/3 cars, Garage. To the rear is a SUNNY ASPECT with patio, lawn and decked area. Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into:

Hall

Parquet floor, staircase to first floor

Dining Room

14'1" x 11'1" (4.3 x 3.4)

Fireplace, parquet flooring, double glazed bay window, radiator, power points

Lounge

16'0" x 11'1" (4.9 x 3.4)

Parquet flooring, radiator, power points, fireplace, double glazed patio doors to the garden

W.C.

W.C, wash hand basin

Modern Kitchen Diner (Extended)

22'7" x 14'9" (6.9 x 4.5)

A modern integrated open-plan kitchen diner with high quality fitted kitchen, with wall and base units and a central island with quartz worktops, inset sink, space for fridge freezer, range-style cooker, door into the garage, Velux windows, double glazed French Doors out to the garden, tiled floor.

Utility

Housing the washing machine

FIRST FLOOR

Bedroom Two

14'1" x 11'5" (4.3 x 3.5)

Double glazed window, fitted wardrobes, radiator, power points

Bedroom Three

16'0" x 10'2" (4.9 x 3.1)

Double glazed window, radiator, power points, fitted wardrobes

Bedroom Four

8'6" x 6'4" (2.6 x 1.95)

Double glazed window, radiator, power points

SECOND FLOOR

Bedroom One

22'11" x 16'0" (max) (7 x 4.9 (max))

Double glazed window, fitted wardrobes, radiator, power points, door into:

En-suite

Comprising shower, low level W.C, wash hand basin vanity, double glazed window

EXTERNALLY

Front Aspect - Generous off-road driveway parking for 2/3 cars. Access to the garage.

Rear Aspect - Sunny aspect rear garden laid to patio, lawn and raised timber deck. Ideal for families with children and pets. Fully enclosed.

