



Total area: approx. 149.2 sq. metres (1605.6 sq. feet)
For illustration purposes only - not to scale

Rowton Close, Prenton, CH43 2GN

£400,000

5 Bedroom 3 Reception 2 Bathroom

Five Bedroom Detached Family Home - Highly Desirable Oxton Location - Quiet Cul-De-Sac - Extended

Tucked away in a tranquil cul-de-sac in the highly sought-after area of Oxton, Hewitt Adams is overjoyed to showcase this impressive, extended detached house which offers a perfect blend of comfort and versatility. With five well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The main bedroom boasts the luxury of an en suite bathroom, providing a private retreat for relaxation.

The house features three spacious reception rooms, allowing for a variety of uses, whether it be a formal dining area, a cosy lounge, or a playroom for children. The layout is designed to accommodate modern living, making it easy to entertain friends and family.

Step outside to discover a beautifully landscaped rear garden, which serves as an idyllic setting for outdoor gatherings or simply enjoying a quiet afternoon in the sun. This outdoor space is perfect for entertaining, offering a serene escape from the hustle and bustle of daily life.

With its prime location in Oxton, residents will benefit from a peaceful environment while still being close to local amenities, schools, and transport links. This property is a rare find, combining spacious living with a desirable location, making it an excellent choice for anyone looking to settle in this charming area. Don't miss the opportunity to make this delightful house your new home.

Front Entrance

Into:

Hall

Radiator, power point, stairs to first floor, under stairs cupboard

W.C.

6'5" x 3'2" (1.96 x 0.99)

W.C, hand wash basin, radiator towel rail, tiled walls and slate floor, double glazed window

Lounge

17'10" x 10'9" (5.46 x 3.30)

Double glazed bay window to front, radiators, power points, powered flue gas fire, double glazed window to side, double doors into dining room.

Dining Room

12'0" x 9'2" (3.68 x 2.80)

Radiator, power points, double doors to conservatory

Kitchen

11'9" x 17'0" (3.60 x 5.20)

Stylish kitchen with wall and base units and contrasting granite counter tops, inset sink, integrated oven, microwave and grill, electric hob, integrated dishwasher, breakfast peninsular, integrated fridge freezer, double glazed window and patio doors to the rear, door to utility room.

Utility

6'1" x 7'10" (1.86 x 2.39)

Inset sink, space for additional fridge freezer, space and plumbing for washing machine, door to garage, powerpoints, radiator, double glazed window.

Conservatory

11'2" x 10'9" (3.42 x 3.29)

Overlooking garden with patio doors out to rear garden, power points.

First Floor

Bedroom One

11'0" x 10'0" (3.37 x 3.05)

Double glazed windows, radiator, power points, integrated wardrobes, door to:

En Suite

7'10" x 5'5" (2.39 x 1.67)

Comprising bath with shower above, W.C, hand wash basin vanity unit, radiator towel rail, tiled walls and floor, double glazed window.

Bedroom Two

10'8" x 10'0" (3.27 x 3.06)

Double glazed window, radiator, power points.

Bedroom Three

14'1" x 7'8" (4.30 x 2.36)

Double glazed window, radiators, power points.

Currently being used as a home office.

Bedroom Four

7'10" x 7'6" (2.40 x 2.30)

Double glazed window, radiator, power points.

Currently being used as a dressing room.

Bedroom Five

7'6" x 7'6" (2.31 x 2.31)

Double glazed window, radiator, power points.

Currently being used as a music room.

Bathroom

7'10" x 5'5" (2.39 x 1.67)

Comprising bath with shower above, W.C, hand wash basin, radiator towel rail, tiled walls and floor, light tunnel.

Externally

Front - Driveway parking for multiple cars and access to the integrated garage via an up & over door.

Rear - Private, south west facing landscaped garden mainly laid to patio and lawn with well established borders and a garden shed. With side gate access to the front.

Estate Agent's Act 1979

*In accordance with the Estate Agent's Act 1979, as amended 1992, we advise that the vendor of the property is a relative of an employee of Hewitt Adams Ltd.

