



Total area: approx. 206.9 sq. metres (2227.0 sq. feet)
For illustration purposes only - not to scale

Appleby Grove, Bromborough, Wirral CH62 6EU

£650,000

5 Bedroom 3 Reception 2 Bathroom C

****Impressive 5 Bedroom Family Home - Extended - Sought After Cul-De-Sac - Must View****

Hewitt Adams is excited to offer to the market this largely EXTENDED and modernised family home on the SOUGHT AFTER Appleby Grove Cul-De-Sac, just off Plymyard Avenue in Bromborough. Offering easy access to the Croft Retail Park and the m53.

This home has been SIGNIFICANTLY ENHANCED by the owners, who have made this a happy family home for over 20 years. EXTENDED on multiple occasions the home is a substantial property and offers a fantastic family orientated floor-plan.

A short walk from transport links that include the train station, bus stops and local shops. As well as in the CATCHMENT AREA for well regarded schooling options.

In brief the accommodation affords: entrance hall, W.C, study / snug, split level lounge and dining room, utility, extended kitchen diner that opens to a covered outdoor kitchen complete with a fantastic fitted BBQ and PIZZA OVEN. Upstairs there are five bedrooms, including one with en-suite, and the family bathroom.

Externally there is driveway parking for four cars, a garage and a LANDSCAPED SUNNY ASPECT rear garden that is very private. Call 0151 342 8200 to view.

Front Entrance

Into:

Hall

Turned staircase leading to a galleried landing, radiator, power points

W.C

W.C, wash hand basin

Lounge & Dining Room

24'7" x 18'4" (7.5 x 5.6)

Impressive split level lounge and dining room, with spotlights in the riser of the step down to the dining room, with feature 360 Borderlet log-burner which is ceiling vented, glass atrium, clad walls, radiators, power points, TV point

Study / Snug

12'6" x 10'11" (3.82 x 3.35)

Double glazed window, radiator, power points, electric fireplace with fitted surround

Kitchen Diner

Stylish and modern EXTENDED open plan kitchen diner with fitted James James kitchen with integrated appliances, black marble worktops with complementary breakfast bar in oak, tiled floor, inset sink, bi-folding doors, single glazed door, velux windows, exposed brick feature walls

Utility

Wall and base units, inset sink, space for washing machine and dryer, space for fridge freezer

UPSTAIRS

Bedroom One

Impressive master bedroom with vaulted ceiling, concealed dressing area, integral wardrobes with matching drawers and bedside tables, double glazed windows with integral blinds, radiator, power points

En-Suite

Walk-in shower, low level w.c, wash hand basin, double glazed window, tiled floor, towel rail radiator

Bedroom Two

Double glazed windows, radiator, power points, integral wardrobes

Bedroom Three

Double glazed windows, radiator, power points

Bedroom Four

Double glazed windows, radiator, power points

Bedroom Five

Double glazed windows, radiator, power points, integral wardrobes

*Currently used as a dressing room

Bathroom

Comprising bath with shower above, low level w.c, wash hand basin, towel rail radiator, tiled walls and floor, double glazed window

EXTERNALLY

Externally there is driveway parking for four cars, a garage. With a block paved frontage with planted beds, and a LANDSCAPED SUNNY ASPECT rear garden that is very private.

With a covered BBQ / outdoor kitchen perfect for entertaining. Complete with a large custom built Pizza oven.

