



Roften Way, Hooton, CH66 7NH

Offers Over £600,000

5 Bedroom 2 Reception 3 Bathroom

No Onward Chain - The Original Show Home - Substantial and Beautifully Presented Detached New Build

Hewitt Adams are delighted to welcome to the market for the first time this absolutely stunning five bedroomed detached family home which was formerly the show home for this prestigious development. The property must be viewed to fully appreciate everything the home has to offer. The home is fully furnished and the purchaser has the option to buy the furnishings. The property is located at the entrance to Roften Way in Hooton a fantastic school catchment area, a short journey to excellent local amenities and excellent access to motorway and rail links.

In brief, the flexible accommodation includes an entrance hallway, snug/dining room, fully fitted kitchen with breakfast bar and snug/dining area, lounge, WC. There are French doors to access the rear garden from the lounge and kitchen area. On the first floor there are five well proportioned bedrooms, two of which have beautifully fitted ensuite. There is also a family bathroom with bath and separate shower. There is a fantastic spacious home office/gym/play room above the large detached double garage.

The garage is accessed by a drive with parking for several cars. The front and rear gardens are laid to lawn with attractive borders with mature shrubs.

The property is available for immediate entry with no chain.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms 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 TMAP15.

Entrance Hall

14'07 x 11'03 (4.45m x 3.43m)

Composite front door to hallway, central heating radiator, stairs to first floor, alarm controls, under stair storage cupboard.

WC

7'06 x 5'06 (2.29m x 1.68m)

WC, wash hand basin, storage cupboard, inset spotlights, window to front elevation.

Lounge

18'04 x 11'09 (5.59m x 3.58m)

French doors to rear aspect, two central heating radiators.

Snug

10'10 x 10'01 (3.30m x 3.07m)

Window to front elevation, central heating radiator, fitted desk.

Kitchen/Diner

20'10 x 12'11 (6.35m x 3.94m)

An open plan kitchen diner comprising a range of well appointed wall and base units with complimentary work surfaces incorporating one and half sink and drainer, integral appliances includes; double oven, gas hob, fridge, freezer, dishwasher. Breakfast bar with stools, inset spotlights central heating radiator, window and French doors to rear elevation, door to utility room.

Utility Room

Further base units with work surfaces incorporating sink and drainer, washing machine, tumble dryer, boiler, door leading outside.

Landing

Inset spotlights, loft access hatch, storage cupboard housing water cylinder, doors to;

Master Bedroom

11'09 x 11'08 (3.58m x 3.56m)

Juliet balcony with French doors, central heating radiator, walk in wardrobe (5'05 x 4'08) door to ensuite;

Ensuite

7'06 x 5'06 (2.29m x 1.68m)

Comprising WC, wash hand basin with vanity, walk in shower, tiled flooring, inset spotlights, window to front aspect.

Bedroom 2

10'03 x 10'01 (3.12m x 3.07m)

Window to front elevation, central heating radiator, built in wardrobe, door to ensuite.

Ensuite

6'10 x 4'06 (2.08m x 1.37m)

Comprising WC, wash hand basin with vanity, walk in shower, tiled flooring, radiator, inset spotlights, window to front aspect.

Bedroom 3

9'05 x 8'06 (2.87m x 2.59m)

Window to rear elevation, central heating radiator.

Bedroom 4

13'11 x 8'01 (4.24m x 2.46m)

Window to rear elevation, central heating radiator.

Bedroom 5

9'00 x 7'04 (2.74m x 2.24m)

Window to rear elevation, central heating radiator.

Bathroom

8'06 x 7'01 (2.59m x 2.16m)

A spacious and beautifully fitted bathroom comprising; WC, wash hand basin with vanity unit, bath, separate shower cubicle, heated towel radiator, inset spotlights, window to rear aspect.

Double Garage

16'00 x 15'10 (4.88m x 4.83m)

Roller garage door, lighting and power, pedestrian door to side.

Home Office

16'08 x 16'05 (5.08m x 5.00m)

External stairs with composite door into the room, electric heater, numerous electric points, three windows to all elevations.

