



## Crosby Grove, Willaston, CH64 1TL

£825,000

5 Bedroom 3 Reception 3 Bathroom B

\*\*\*Impressive Extended Family Home - Finished To An Extremely High Standard- Huge, Private & Beautifully Landscaped Garden\*\*\*

Hewitt Adams are excited to offer to the market for sale 'Fircroft' a substantial and skilfully extended, five bedroom semi-detached home occupying an unrivalled and expansive plot on Crosby Grove. A short walk to Willaston Village and a short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools. The property has undergone a huge scheme of improvements including extensions and a full loft conversion to create a wonderful family home for modern day living spanning over 3300 square foot.

In brief the bright, spacious and versatile accommodation arranged over three floors comprises; entrance hallway, living room, study, WC, open plan kitchen/diner, rear porch, utility room, double garage. To the first floor there are FOUR double bedrooms, one befitting a beautifully fitted ensuite, a spacious family bathroom The second floor accommodates the master suite - a huge bedroom with fitted wardrobes and a stunning and extremely spacious ensuite.

Externally, the property has an extensive plot with a large carriage driveway providing ample off road parking and turning for numerous vehicles, secure boundaries, garage access. The expansive, sunny garden to the rear of the property is mainly laid to lawn with secure boundaries, raised beds, the garden offers complete privacy, a huge porcelain patio area, a sheltered swim spa, an impressive garden room with sauna and fitted units, and power - perfect for a home gym/bar or home office. The property further benefits solar panels.

Viewing is absolutely essential to fully appreciate everything this home has to offer, viewing strictly by appointment only.



Entrance Hall

16'03 x 11'05 (4.95m x 3.48m)  
Composite front door, vertical central heating radiator, stairs to first floor, doors to;

WC

6'00 x 3'08 (1.83m x 1.12m)  
WC, wash hand basin with vanity unit, central heating radiator, spotlights.

Lounge

14'03 x 12'01 (4.34m x 3.68m)  
Bay window to front elevation, vertical central heating radiator, multi fuel stove with oak mantle, wooden flooring.

Study

11'01 x 10'09 (3.38m x 3.28m)  
Window to front elevation, central heating radiator, spotlights.

Kitchen/Diner

41'02 x 23'02 (12.55m x 7.06m)  
A beautiful, open plan entertaining kitchen spanning 41 feet, comprising a range of well appointed base units with quartz work surfaces incorporating double Belfast sink, integrated appliances includes; dishwasher, range cooker, space for American style fridge freezer, island with further units and space for stools. Ample space for dining table, three impressive ceiling lanterns, sliding doors leading to rear patio, picture window to rear, two vertical central heating radiators, inset spotlights, air conditioning unit, stairs to first floor bedroom, opening to the snug, door to rear porch/garage and utility room.

Utility Room

11'00 x 5'07 (3.35m x 1.70m)  
Further base units with work surfaces incorporating sink and drainer, space for washing machine and tumble dryer, central heating radiator, tiled flooring, window to rear.

Rear Porch

9'04 x 6'00 (2.84m x 1.83m)  
Door to side aspect, tiled flooring, spotlights, doors to;

Snug

14'03 x 13'01 (4.34m x 3.99m)  
Media wall with multi-fuel burning stove, central heating radiator, spotlights.

Bedroom 2

20'02 x 13'05 (6.15m x 4.09m)  
Two Velux windows, central heating radiator, fitted wardrobes, air conditioning unit, door to ensuite;

Ensuite

8'09 x 4'06 (2.67m x 1.37m )  
Comprising; WC, wash hand basin, walk in shower, heated towel radiator, inset spotlights, Velux window, tiled flooring.

First Floor Landing

Stairs to second floor, window to front elevation, doors to;

Bedroom 3

25'00 x 10'09 (7.62m x 3.28m)  
Dual aspect window to front and rear elevation, central heating radiator, air conditioning unit.

Bedroom 4

13'06 x 11'03 (4.11m x 3.43m)  
Window to rear elevation, central heating radiator, fitted wardrobes, air conditioning unit.

Bedroom 5

11'10 x 10'06 (3.61m x 3.20m)  
Window to front elevation, central heating radiator.

Bathroom

7'11 x 6'02 (2.41m x 1.88m)  
A beautifully fitted bathroom comprising; WC, wash hand basin with vanity, large walk in shower, spotlights, heated towel radiator, window to rear elevation.

Second Floor

Master Bedroom

16'07 x 12'10 (5.05m x 3.91m)  
Two windows to rear aspect, two Velux windows, central heating radiator, air conditioning unit, full length fitted wardrobes, inset spotlights, opening to ensuite.

Ensuite

11'05 x 10'04 (3.48m x 3.15m)  
An impressive and spacious ensuite with free standing bath, double wash hand basins with vanity, WC, heated towel radiator, Velux window, access into the eaves.

Garden Room

20'05 x 12'10 (6.22m x 3.91m)  
An impressive external space fit for multi purpose with lighting and power, external lighting, sauna, fitted units and built in fridge, spotlights, air-conditioning unit, tiled flooring, bi-folding doors to side, and sliding doors. This room would be perfect for a home office, gym, spa, entertaining room.

Garage

20'02 x 13'02 (6.15m x 4.01m)  
Electric door to front, lighting and power, two cupboards.

