

Property Particulars

Green Hey, Much Hoole.



- **Semi Detached Dormer Bungalow**
- **Extremely Versatile Throughout**
- **Two Bathrooms**
- **Stunning Kitchen & Dining**
- **Exceptional Accommodation & Space**
- **Three Bedrooms**
- **Two Generous Reception Rooms**
- **Utility Room**

£285,000

An amazing family home being exceptionally deceptive in layout, size and setting! This lovingly created home offers versatile accommodation throughout, whether that's the three bedrooms, two to the first floor and one on the ground floor, the first floor en suite or ground floor wet room, the outstanding well designed large kitchen and dining room with the breath-taking staircase, or the front lounge and further sun room overlooking the private sunny garden. Or could it be the fabulous outbuilding incorporating a fully designed games room, bar area and garden room with it's cozy wood burner. Take your pick! In essence this home offers it all! There is gas central heating, uPVC double glazing, lots of driveway parking and an attached garage. Viewing is absolutely essential to fully appreciate this most unique property. Close to local amenities, main road connections and bus routes.

Entrance Hall -

With Travertine tiled flooring, composite door to front and level oak internal door.

Front Lounge - 17' 8" x 10' 9" (5.38m x 3.27m)

with uPVC double glazed window to the front, gun metal effect fire inset and stylish wooden mantel surround, ceiling and wall lights and two contemporary radiators.



Kitchen/Diner - 10' 7" x 24' 1" (3.22m x 7.34m)

Modern kitchen comprising of a range of wall and base units with complementary granite work surfaces, sink and drainer unit, gas hob with extractor over and electric oven, integrated fridge freezer, dishwasher and microwave, breakfast bar, radiator, spot lights, two double glazed windows to the side and door to utility and sun lounge.



Utility room - 11' 0" x 4' 6" (3.35m x 1.37m)

Double glazed window to the rear of the property, tiled flooring, range of fitted wall and base units, plumbed for washer and space for dryer, under floor heating and door to garage.

Wet Room -

With a three piece suite comprising low suite W.C. pedestal hand wash basin and walk in shower area, uPVC double glazed windows to the side, heated towel rail, fully tiled and underfloor heating.



Sun Room -

With French doors leading to patio, two Velux windows, radiator, tiled flooring and T.V.point.

Ground Floor Bedroom Two - 10' 9" x 10' 7" (3.27m x 3.22m)

With, Velux windows, tiled flooring and radiator.

First Floor Landing -

Being approached by solid wood and stainless steel bespoke staircase, landing with Velux window, door access to eaves where the central heating boiler is situated, oak wooden doors off.

Bedroom One - 9' 0" x 10' 11" (2.74m x 3.32m)

With uPVC double glazed window to rear, radiator, fitted wardrobes and door to en-suite



En-suite -

Three piece suite comprising low suite, W.C. pedestal hand wash basin, panelled bath with electric shower over, heated towel rail and fully tiled walls.



Bedroom Three - 7' 3" x 16' 5" (2.21m x 5.00m)

With uPVC double glazed window to rear, currently utilised as a fabulous dressing room.



Garage - 27' 7" x 9' 4" (8.40m x 2.84m)

A great size and benefitting from extra height providing a mezzanine floor ideal for storage, electric door, light and stable door to Games Room and Bar.

Outbuilding -

An amazing addition to this already bespoke family home. This building offers, games room, bar area and a further garden room. The great advantage of this unique extra living space it that it's perfect for a more independent relative's annex or chilling out area.

Games Room & Bar - 25' 7" x 8' 7" (7.79m x 2.61m)

With room for pool table (available under separate negotiation and table downlights), under floor heating, rustic wooden panels to walls, spot lights and speakers.



Bar Area -

A perfect place to entertain with a solid wood bespoke bar (available under separate negotiation) with shelved area, pilaster posts, optics wall, there is a drinks station, fridge, Juke Box computer, CCTV and Bar table again under separate negotiation.

Garden Room - 18' 10" x 9' 4" (5.74m x 2.84m)

Being open plan to the bar and games room with a cast iron wood burner, spot lights, surround sound, two sets of French doors opening to the garden.



Front -

Large block paved driveway on approach to garage.

Rear Garden -

Indian sand stone paved patio, fenced enclosure, gate access to remaining garden with additional patio and lawn garden.



Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm