







## welcome to

## **Hedingham Close, Liverpool**

This is a superb four bedroom family home located in a pleasant cul de sac within this executive and sought after development With two reception rooms, a study and conservatory as well as a breakfast kitchen the master bedroom is fitted and has en-suite Too many features making viewing essential













#### **Entrance Hall**

Double glazed door to the front, radiator.

#### Cloakroom

Wash hand basin , WC, double glazed widow to the side, radiator.

### Study

6' 8" x 9' 11" ( 2.03m x 3.02m )

Double glazed window to the side, radiator.

### Lounge

22' 5" x 11' 3" ( 6.83m x 3.43m )

Double glazed window to the front, double glazed patio doors into garden , fire place with a gas fire, radiator.

## **Dining Room**

12' 7" x 9' 7" ( 3.84m x 2.92m )

Patio doors into conservatory, radiator.

#### Kitchen

14' 10" x 10' 7" ( 4.52m x 3.23m )

Fitted kitchen with wall and base units, stainless steel sink and drainer with one and a half bowls incorporating work surfaces, tiling, electric oven , gas hob with stainless steel cooker hood, island divider. double glazed windows to the rear and side.

## **Utility Room**

5' 11" x 6' 1" ( 1.80m x 1.85m )

Wall and base units, door to the side, plumbing for washing machine, work surfaces, radiator.

## Conservatory

11' x 11' (3.35m x 3.35m)

Constructed UPVC, electric radiator.

## Landing

Stairs from the hall, double glazed window to the front, airing cupboard.

## **Bedroom One**

12' x 11' 2" ( 3.66m x 3.40m )

Double glazed window to the front, fitted wardrobes,

radiator.

#### **En Suite**

Shower cubicle, wash hand basin, extractor fan, WC, part tiling, radiator.

#### **Bedroom Two**

11' 4" x 10' 6" ( 3.45m x 3.20m )

Double glazed window to the front, radiator.

#### **Bedroom Three**

10' 6" x 9' 2" ( 3.20m x 2.79m )

Double glazed window to the rear, radiator.

#### **Bedroom Four**

7' x 9' 7" ( 2.13m x 2.92m )

Double glazed window to the rear, radiator.

#### **Bathroom**

Double glazed window to the rear, radiator towel rail, bath with mixer taps, shower, vanity unit with wash hand basin, shaver point, WC.

#### Front Garden

Blocked paved.

## **Rear Garden**

Enclosed paved garden with shed.

### **Double Garage**

Attached double garage, power lighting, up and over doors.

## **Parking**

dropped kerb to front.





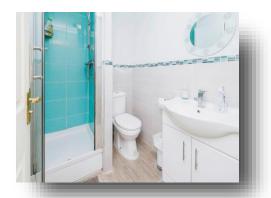
## welcome to

## **Hedingham Close, Liverpool**

- A well presented executive family home within a pleasant cul de sac
- Two reception roomsplus a study/ office
- Four good size bedrooms
- Master bedroom is fitted and has en-suite facilities
- Quality rear conservatory

Tenure: Freehold EPC Rating: C

# £435,000









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