



**Claremont Way, Wirral CH63 5QR**



**welcome to**

**Claremont Way, Wirral**

An impressive, tastefully decorated and versatile property adorned with quality fixtures and fittings. Ideally suited to today's living, the property boasts an equally impressive exterior with ample off road parking to the front and a generous rear garden for the whole family to enjoy.



## Property Description

Jones and Chapman are proud to bring to the market this stunning four-bedroom family home set in a sought after and highly regarded location close to a wide range of services and amenities.

The front of the property is block paved providing ample parking and leads on to the open porch with a double-glazed composite entrance door giving access to the beautiful entrance hall. Off this you will find two reception rooms and the modern breakfast kitchen.

The front reception room is currently used as a sitting and dining room whilst the rear currently serves as the living room. The kitchen gives access to a superb conservatory that sits at the side of the property taking in full advantage of the rear garden that has been thoughtfully zoned creating spaces to suit the mood and time of day.

The first-floor landing leads on to three bedrooms and a stylish family bathroom and the upper floor gives access to the fourth primary bedroom with en-suite.

Only walking through the property can you get a full understanding of the care and love that has gone into creating this beautiful family home and an internal inspection is therefore genuinely recommended.

## Entrance Hall

Block paved driveway allowing for off road parking. Open porch with courtesy light and double-glazed composite entrance door opening to a welcoming hallway with a beautiful herringbone wood block floor. Gas central heating radiator, cloak cupboard and display shelf. Fully glazed oak internal door to the living room.

## Sitting Room

13' 9" x 11' 7" (4.19m x 3.53m)

UPVC double glazed bay window to the front aspect, herringbone wood block flooring to that of the hallway and a Victorian style gas central heating radiator. Picture rail and recessed spotlights in the ceiling.

## Living Room

14' 3" x 11' 3" (4.34m x 3.43m)

UPVC double glazed sliding patio door to the rear, matching flooring to that of the hallway, gas central heating radiator with decorative cover. Feature fireplace with complimentary hearth and picture rail.

## Breakfast Kitchen

23' 3" x 7' (7.09m x 2.13m)

UPVC double glazed window to the rear and side. Modern range of high gloss wall and base units fitted with marble effect work surfaces. Single bowl sink and drainer with extendable hose tap over, five ring Smeg hob with extractor hood above and double oven to the side. Integrated dishwasher, space and plumbing for an American style fridge freezer. Gas central heating boiler housed it matching unit. Recessed spotlights in ceiling, laminate flooring and double glazed UPVC door leading to a beautiful conservatory, ideal for entertaining with friends and family.

## Conservatory

11' x 11' 7" (3.35m x 3.53m)

A beautiful and spacious conservatory that takes in full advantage of the well maintained and flourishing garden with lots of light and spaces to relax. Laminate tile effect flooring, electric slimline wall mounted heater, light and power. Single door to the front and double doors to the rear.

## Landing

Turning staircase leading to the first-floor landing with UPVC double glazed window to the side aspect, dado rail and picture rail. Stripped oak doors leading to all other rooms.

## Bedroom One

12' 1" x 11' 4" (3.68m x 3.45m)

UPVC double glazed bay window to the front aspect, gas central heating radiator and picture rail.

## Bedroom Two

14' 4" x 11' 3" (4.37m x 3.43m)

UPVC double glazed window to the rear aspect, gas central heating, two fitted wardrobes, laminate flooring and picture rail.

## Bedroom Three

8' 10" x 7' 1" (2.69m x 2.16m)

UPVC double glazed window to the front aspect, gas central heating radiator and picture rail. Range of fitted bedroom furniture including wardrobe and top storage boxes.

## Bathroom

8' 6" x 7' 1" (2.59m x 2.16m)

A stylish and well-appointed bathroom with windows to the side and rear aspects and recessed spotlights in the ceiling. A modern style oversized bath with mains operated twin head shower over and glass screen. Wash hand basin set on two drawer base units with plus flush WC. Ladder style radiator finished in black and tiled walls.

## Second Floor Landing

Turned staircase to the second floor with UPVC double glazed window to the side and door leading to the fourth bedroom and ensuite.

## Bedroom Four

13' 9" x 9' 7" (4.19m x 2.92m)

UPVC dormer window to the rear aspect with far reaching views, gas central heating radiator and coved ceiling. Built in hanging space and door leading to en-suite.

## En-Suite

Fully tiled walls and vinyl nonslip wood effect flooring, push flush WC, and wash hand basin. Shower enclosure with electric thermostatic shower. Recessed spotlights and gas central heating radiator.

## Outside Rear Garden

A good sized garden with well stocked borders, a well maintained lawn and three patio areas to enjoy the summer sun with friends and family. Magnolia tree takes pride of place and there is the added benefit of a concrete BBQ. Side gate for access to the front and rear of the property.



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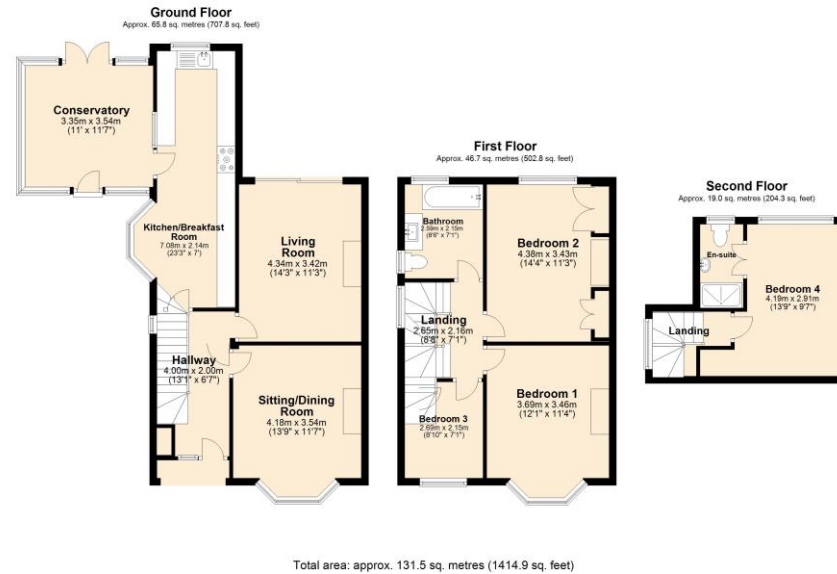
welcome to

## Claremont Way, Wirral

- Stunning four bedroom family home
- Tenure: Freehold
- Council Tax Band: C
- EPC Rating: D
- 

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**£390,000**



Please note the marker reflects the postcode not the actual property

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