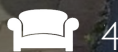
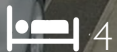


Brennan Ayre O'Neill

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Freehold



EPC



Council Tax



Consol Drive, Hooton

Guide Price
£479,950

****BREAKING NEWS - ELAN HOMES** have taken over and will be completing the development** If you are seeking your next family home, your search ends here! Constructed in 2020, this freehold home forms part of the initial phase of the sought-after Palladian Gardens development. The property boasts numerous unique features, but one immediately notable is its position, which offers an open aspect over the Green at the front. You will then notice the current owners have converted the garage into extra reception room... To appreciate this home, schedule your viewing today.

The hallway is centrally positioned with a neutral finish, stairs to the first floor on the left and the all important downstairs WC. On the right you have the well proportioned lounge which is filled with natural light from the bay window which overlooks the front.

Making your way to the rear of the property you will appreciate the superb accommodation which is on offer. Spanning the full width of the property you have the open plan living, dining kitchen. The kitchen is fitted on the right hand side offering an extensive range of units with integral appliances, complimentary worktops and breakfast bar which links into the dining area. You will also find the built in utility which houses free standing white goods and additional storage with door to side.

From the living dining area you have the extra reception on the left (the converted garage) which is currently being used as a home office and enjoys the aspect over the Green to the front. Whilst on the right you will find the great addition of an orangery with glazed roof allowing natural light to pour in with full height glazing on three sides, two of which open to lead out onto the decking and garden beyond.



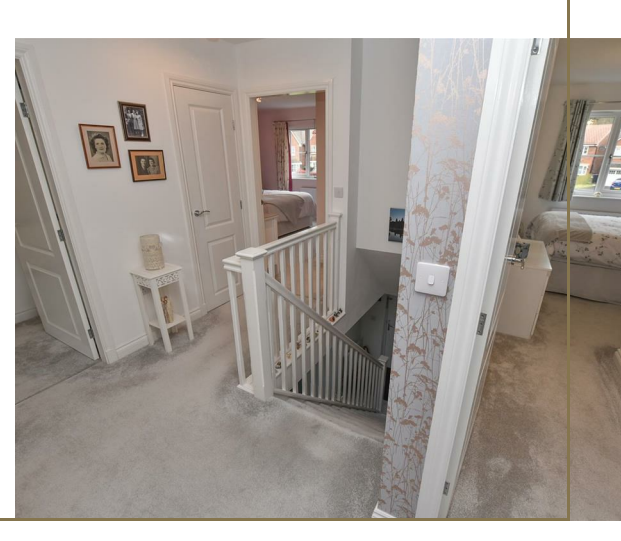
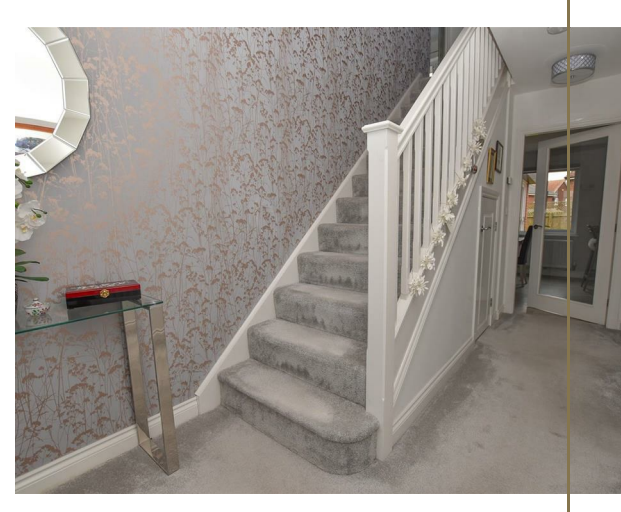


The quality of accommodation continues as you make your way upstairs with a spacious landing which provides access to principle rooms and built in storage. As a family home the upstairs "ticks lots of boxes" The master benefits from a spacious bedroom with dressing area, walk in wardrobe and en-suite shower whilst you also have a guest suite with en-suite shower, two further bedrooms which both offer built in wardrobes and finally you have a family bathroom.

This is truly an exceptional home, situated in an ideal location with amenities nearby including Hooton train station just a short walk away, and countryside right on your doorstep. Should you have any questions about the development, please feel free to get in touch.

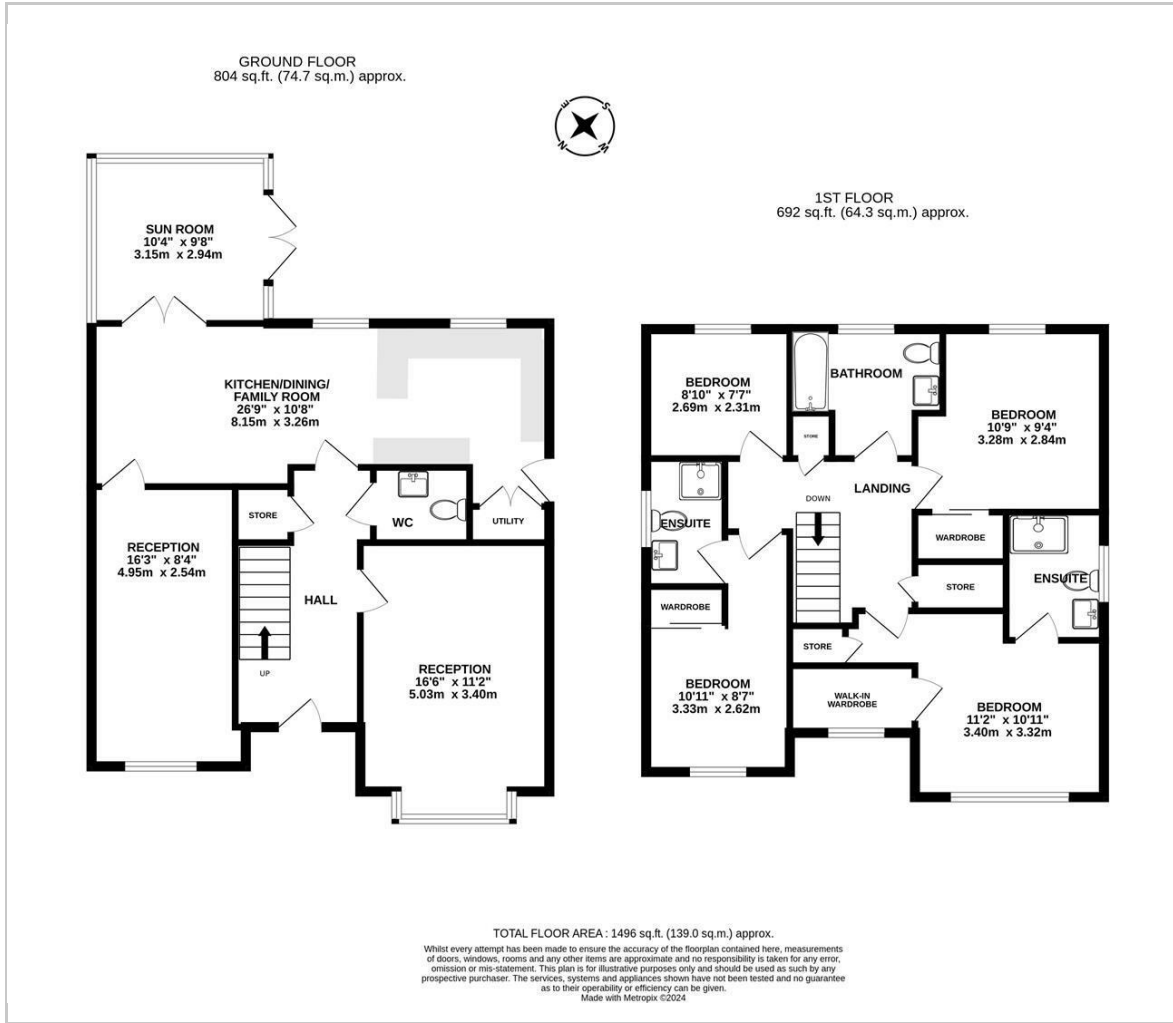
Please note as part of this development there will a yearly management fee in the region of £200 per annum to cover green spaces and verges. This should be confirmed prior to any purchase.







Floor Plan



Viewing

Please contact our Brennan Ayre O'Neill - Bromborough Office on 0151 343 9060 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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