

Brennan Ayre O'Neill

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Freehold



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EPC

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Council Tax

F

Brookhurst Road, Bromborough

Guide Price
£625,000

16546339

The Copse, a private and exclusive development of 3 family homes. We have the pleasure of bringing one to market. A substantial residence which was well designed when built and finished to a high standard with attention to detail and finishing touches by the owners. The accommodation is spacious, ideal for modern living and comes with a number of extras which need to be seen to be appreciated. There are 2 separate receptions and a stunning living kitchen with Orangery off, 4 bedrooms and a host of bathrooms - this property offers so much...

Approach

Yearning for that elusive home... This could be just the one. Positioned off Brookhurst Road, on the right hand side with a separate entrance and driveway leading to 3 exclusive properties with this particular property on the right hand side with front lawn, large driveway providing ample parking, access to double garage and front entrance.

The Accommodation

You are greeted by the contemporary door which opens into the hallway with bespoke Oak and glass balustrade with stairs leading to the first floor, office/ snug on the left and lounge on the right, you will also find a spacious WC and utility room whilst the living kitchen is ahead.

You will find underfloor heating throughout the ground floor of the property with individual thermostat's in each room.

Reception Rooms

Here you will find 2 separate rooms with a large lounge on the right and a snug on the left, which could be the home office or play room for the children.

WC & Utility

A large downstairs WC with white suite and a separate utility room with plumbing for washing machine and dryer, concealed wall mounted boiler and sink with further storage and connecting door into the garage.

The Hub of the Home

Cooking, relaxing and entertaining - A fantastic space with a contemporary finish.

Kitchen into Diner

The kitchen is fitted on the left hand side and offers an extensive range of units incorporating cupboards, drawers and integrated appliances including, fridge/freezer and dishwasher, sink and space for free standing range cooker. All complimented by the contrasting Quartz worktops and breakfast bar which opens to the spacious dining area with space for an 10 person table and open to:





Orangery

Wow, quite simply stunning! This isn't something you would expect on your "standard" new build but here we have an extra living area positioned at the rear of the property, filled with natural light from the alloy bi-fold doors with automated privacy blinds which provide a superb view of the garden and lantern above - Creating a stunning setting for family and social gatherings.

Making your way upstairs

The glazed sections of the balustrade allow natural light to flow from the hallway onto the landing which provides access to principle rooms and airing cupboard.



Master Suite

This is one of the areas which the current owners will miss and it is easy to see why! This is the "master" of master suites with a spacious bedroom, private hallway leading to the personal dressing room with a superb range of fitted wardrobes and of course an en-suite. The spacious en-suite offers an immaculate finish with a deep contemporary bath, "His & Hers" sinks with storage, walk in shower and WC with complimentary tiled walls.

2nd Suite

It's not often you have the benefit of a 2nd en-suite bedroom but here you do.

Further Bedrooms

2 further bedrooms, one double with fitted wardrobes and a spacious single.



Bathroom

A white 3 piece suite incorporating bath with shower above, wash basin and WC.

Garden

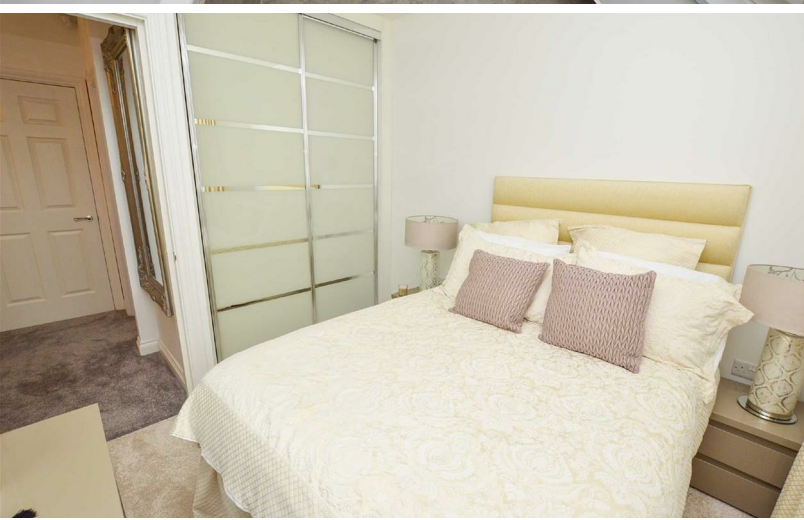
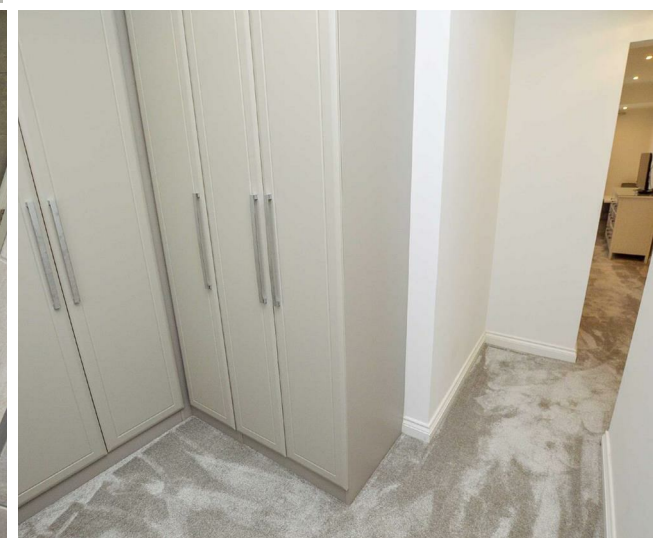
The final surprise... A large garden with a mature wooded aspect to the rear. Not what you would expect from a new build but here the plot lends itself to family living and entertaining enjoying the Westerly aspect with patio area to the immediate rear whilst the majority is laid to lawn with fence boundaries and recently planted shrubs and bushes on the rear boundary.

Garage

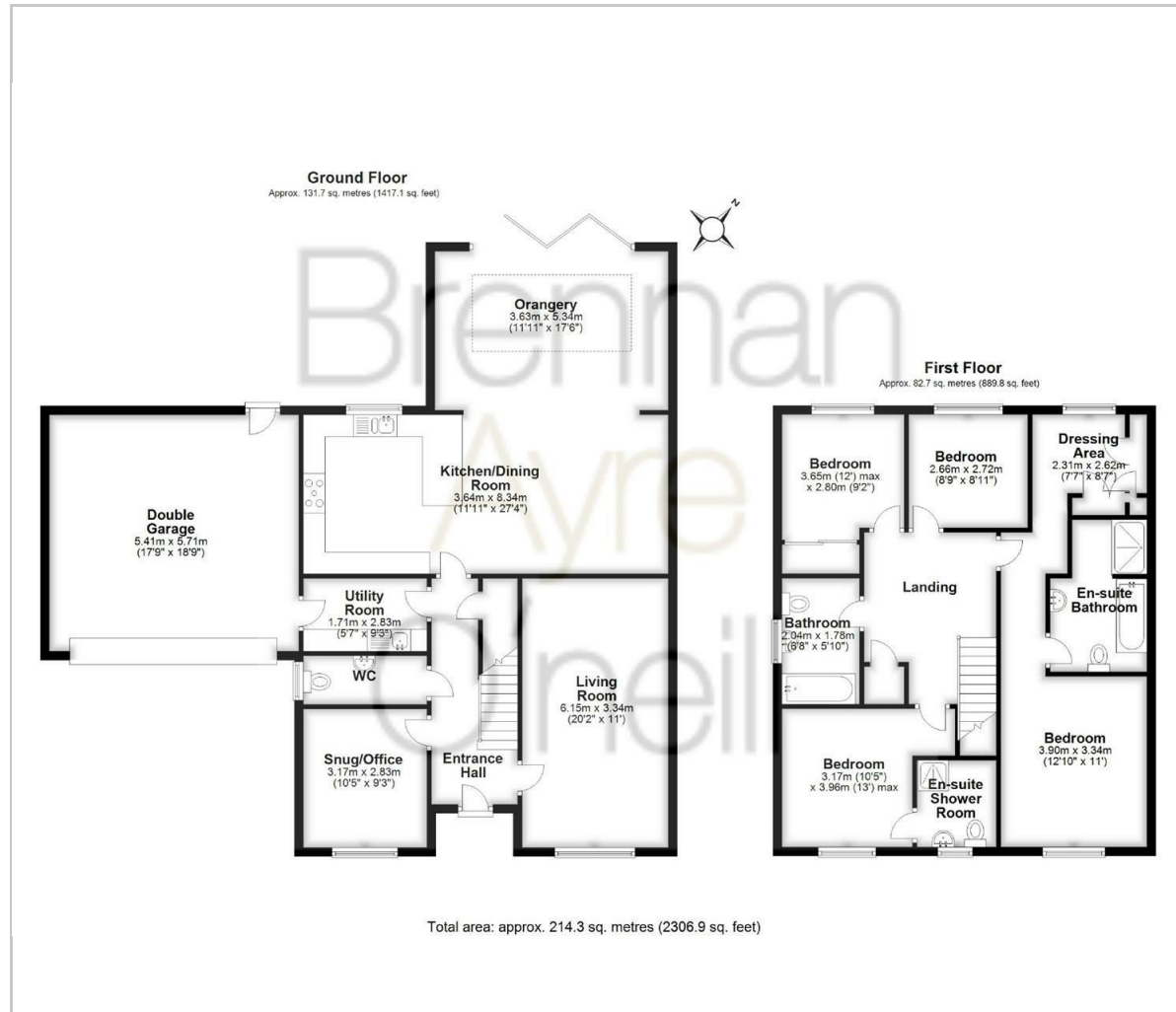
Another extra is the double garage, with up and over door to the front, ample storage and integral access to the utility and door to rear.







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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