

Brennan Ayre O'Neill

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Freehold



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EPC

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Council Tax

E

Roften Way, Hooton

Price  
£439,950

19577316



**\*\*LARGER LANDSCAPED GARDEN\*\*** If you are seeking your next family home, your search ends here! Constructed in 2021, this freehold home boasts spacious accommodation with an immaculate finish throughout, a viewing is required to appreciate what the property offers.

Well located on the left hand side of Roften Way with off road parking, access to the side and a central entrance opening into the bright hallway with a neutral finish, stairs to the first floor on the right, access to principal rooms and the all important downstairs WC. Its worth noting the flooring is Kardean throughout the hall, kitchen and bathrooms.

On the left you have the well proportioned lounge which is filled with natural light from the bay window which overlooks the front and media wall with inset fire.

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 left hand side offering an extensive range of units with integral appliances, complimentary worktops and breakfast bar. You will also find the built in utility which houses free standing white goods and additional storage with door to side.

Open to the dining living area with French doors leading out to the garden.

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







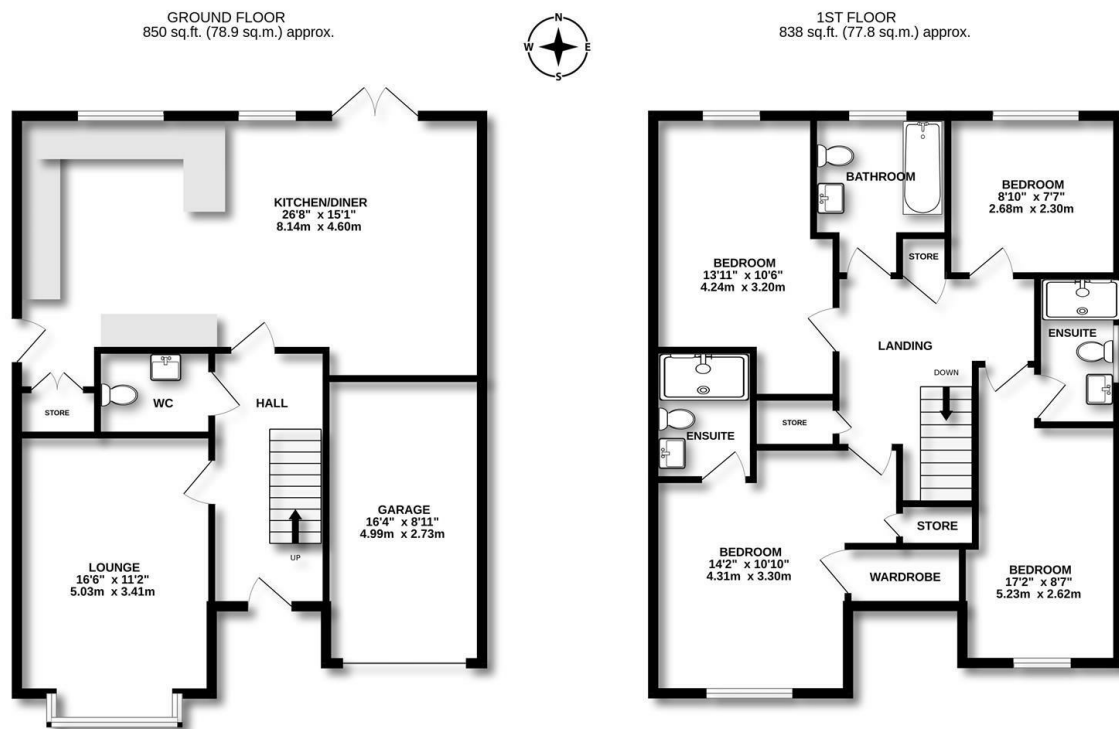
The loft is part boarded with light and pull down ladder.

Making your way outside you will appreciate the multiple patio areas this garden offers which spreads across the rear with paths on either side leading to additional seating areas with planted borders and shed/ storage to the side of the house.

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.

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.





## 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.

**Brennan Ayre O'Neill**

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