



# Kevelioc Close, Spital

£379,995



**LESLEY HOOKS**  
ESTATE AGENTS







**\*360 VIRTUAL TOUR\*** This extended detached home is situated in the sought-after residential area of Spital and boasts a spacious and welcoming atmosphere. As you enter, you are greeted by a generous hallway that sets the tone for the entire property. The ground floor features a convenient downstairs WC for added comfort. The living space is well-designed, with a lounge seamlessly flowing into a dining room, providing an open and connected feel. A lovely conservatory adds to the charm of the home, offering a bright and relaxing space. The fitted kitchen breakfast room is both functional and stylish, providing a central hub for culinary activities. Additionally, a utility room enhances the practicality of daily living. Moving upstairs, you'll find four well-proportioned bedrooms, each offering ample space. The main bedroom is a standout feature, featuring a generous en-suite for added convenience. A stylish four-piece family bathroom serves the remaining bedrooms, providing both comfort and sophistication. Externally, the property offers a front driveway with off-road parking, leading to a garage for secure vehicle storage. The rear of the property boasts a delightful garden, creating a private and peaceful outdoor retreat. Overall, this extended detached home in Spital combines practicality, style, and comfort to create an ideal living space for families or those seeking a spacious and well-appointed residence. Council tax Band D. Freehold.

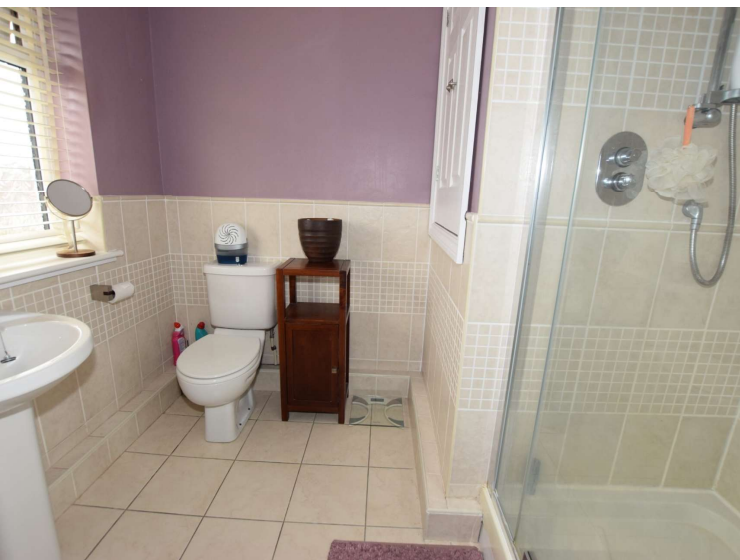


- Hallway**  
23'11" (7.29m) x 6'8" (2.03m)
- Downstairs WC**  
4'8" (1.42m) x 2'11" (0.89m)
- Lounge**  
15'1" (4.6m) x 12'4" (3.76m)
- Dining Room**  
7'11" (2.41m) x 9'1" (2.77m)
- Conservatory**  
11'8" (3.56m) x 9'7" (2.92m)
- Kitchen Breakfast Room**  
19'0" (5.79m) x 7'11" (2.41m)
- Utility Room**  
8'1" (2.46m) x 4'11" (1.5m)



- Bedroom One**  
12'4" (3.76m) x 11'9" (3.58m)
- En-Suite** 6'7" (2.01m) x 5'1" (1.55m)
- Bedroom Two**  
11'4" (3.45m) x 10'8" (3.25m)
- Bedroom Three**  
8'1" (2.46m) x 8'0" (2.44m)
- Bedroom Four**  
8'1" (2.46m) x 8'0" (2.44m)
- Bathroom**  
8'5" (2.57m) x 8'3" (2.51m)
- Garage**  
14'6" (4.42m) x 8'4" (2.54m)

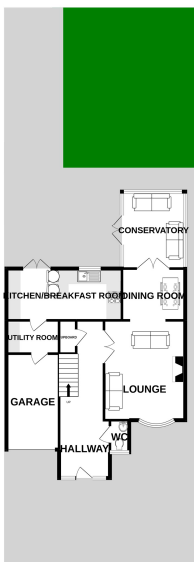




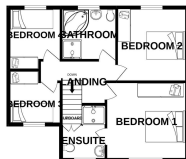




GROUND FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1451 sq.ft. (132.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, levels and other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and apparatus shown have not been tested and no guarantee is to be taken regarding its efficiency or life span.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.