



Dibbinview Grove, Spital

£550,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming and spacious detached house, perfectly situated on an extensive plot in a highly sought-after location. This home offers the ideal blend of tranquility and convenience, with local shops, top-rated schools, and Spital train station all within easy walking distance. Step inside to discover a thoughtfully designed layout featuring modern comforts and elegant finishes. The ground floor begins with a welcoming hallway, leading to a convenient downstairs WC. The inviting lounge is perfect for relaxing, while the adjacent dining room provides an ideal space for entertaining. The orangery, bathed in natural light, offers a serene spot to unwind. The newly fitted kitchen, equipped with top-of-the-line appliances, is a chef's dream, complemented by a handy utility room. Upstairs, you'll find four bedrooms, each with fitted wardrobes for ample storage. The main bedroom boasts an en-suite shower room, providing a private retreat. The stylish three-piece family bathroom caters to the needs of the household with grace and functionality. The exterior of the property is equally impressive. To the front, the house is set well back behind a lush green, offering privacy and curb appeal. A shared access drive leads to a private driveway and a double garage, ensuring plenty of parking space. The rear garden is a true oasis, featuring a patio area perfect for outdoor dining and relaxation, all enjoying a desirable southerly aspect. With uPVC double glazing and combi-fired gas central heating, this home is as efficient as it is beautiful. Don't miss the opportunity to make this exquisite property your own, combining spacious living with a prime location. Council tax band F. Freehold.



Hallway
13'4" (4.06m) Max x 10'1" (3.07m) Max

Downstairs WC
8'5" (2.57m) x 3'5" (1.04m)

Lounge
18'7" (5.66m) x 11'2" (3.4m)

Dining Room
9'0" (2.74m) x 9'11" (3.02m)

Orangery
20'9" (6.32m) x 10'5" (3.18m)

Kitchen
12'10" (3.91m) x 10'1" (3.07m)

Utility Room
10'1" (3.07m) x 5'0" (1.52m)



Bedroom One
12'2" (3.71m) x 9'8" (2.95m) To Wardrobe

En-Suite
6'1" (1.85m) x 4'9" (1.45m)

Bedroom Two 11'2" (3.4m) x 8'11" (2.72m)

Bedroom Three
8'11" (2.72m) x 7'10" (2.39m)

Bedroom Four
9'4" (2.84m) x 8'0" (2.44m)

Bathroom
8'6" (2.59m) x 6'0" (1.83m)

Double Garage
18'1" (5.51m) x 17'3" (5.26m)





GROUND FLOOR
1147 sq.ft. (106.6 sq.m.) approx.

1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1768 sq.ft. (164.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact Us: 0151 644 6000 lesley@lesleyhooks.co.uk 6 Church Road, Bebington, Wirral, Merseyside, CH63 7PH

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