



# Broomleigh Close, Higher

£375,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this charming modern detached house, nestled in the tranquil enclave of Higher Bebington. While the area exudes a peaceful, old-world charm, you'll be pleased to find local shops, reputable schools, and convenient motorway networks just a short distance away. This home is designed for comfort and convenience, boasting uPVC double glazing and efficient gas central heating. As you step inside, the inviting hallway sets the tone for the rest of the house. The ground floor features a handy downstairs WC, a versatile study, and a cosy lounge complete with a feature fireplace—perfect for those snug evenings in. The adjoining dining room opens up through double doors to a lovely conservatory, creating a seamless flow for entertaining or relaxing. The smartly fitted kitchen breakfast room is both stylish and functional, providing a great space for family meals. Upstairs, the property offers four well-appointed bedrooms. The master bedroom comes with its own ensuite shower room for added privacy and convenience. Additionally, there is a three-piece family bathroom to serve the other bedrooms. Outside, the front of the property includes a driveway with ample off-road parking, leading to a secure garage. The rear garden is truly a highlight—it's so beautifully maintained, you might feel like you've stepped onto a set from a Homes and Gardens shoot. It's a private oasis that promises to impress and provide a serene retreat. This home seamlessly combines modern amenities with a picturesque setting, making it a perfect choice for those seeking both comfort and convenience in Higher Bebington. Council tax band E. Freehold. Ultrafast Broadband.



- Hallway**  
15'4" (4.67m) x 3'8" (1.12m)
- Downstairs WC**  
4'11" (1.5m) x 3'11" (1.19m)
- Study**  
7'7" (2.31m) x 5'5" (1.65m)
- Lounge**  
15'3" (4.65m) x 11'2" (3.4m)
- Dining Room**  
11'11" (3.63m) x 8'10" (2.69m)
- Conservatory**  
12'7" (3.84m) x 8'10" (2.69m)
- Kitchen Breakfast Room**  
12'3" (3.73m) x 11'8" (3.56m)



- Bedroom One**  
11'7" (3.53m) x 11'2" (3.4m)
- En-Suite**  
8'3" (2.51m) x 3'2" (0.97m)
- Bedroom Two** 12'2" (3.71m) x 8'8" (2.64m)
- Bedroom Three**  
12'0" (3.66m) x 8'6" (2.59m)
- Bedroom Four**  
9'3" (2.82m) Max x 7'6" (2.29m) Into Wardrobe  
Recess
- Bathroom**  
8'8" (2.64m) Max x 6'2" (1.88m)

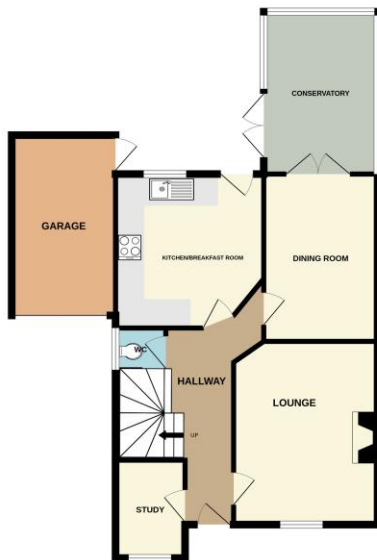






GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the fixtures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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