



Kingsbrook Way, Higher Bebington

£500,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Welcome to this spacious, light, and airy detached home, offering impressive accommodation that's move-in ready. Nestled in a private cul-de-sac, this property enjoys a peaceful setting while being just a short stroll from local shops, schools, and amenities. The home features uPVC double glazing and gas central heating. The inviting layout includes a welcoming hallway, a bright lounge, a cosy sitting room, and a modern, fully fitted kitchen and dining area with access to a utility room, downstairs WC, and a double garage.

Upstairs, you'll find four generously sized bedrooms. The first and second bedrooms both benefit from en-suite shower rooms, with the second bedroom also offering a spacious walk-in wardrobe. A stylish three-piece family bathroom completes the upper floor. Outside, the front driveway provides convenient off-road parking, while the rear garden offers a delightful retreat with a patio area perfect for outdoor relaxation. With no onward chain, this home is ready for its next owner to enjoy! Council tax band G. Freehold. Ultrafast broadband.



Hallway

11'11" (3.63m) x 7'0" (2.13m)

Lounge

22'6" (6.86m) x 11'9" (3.58m)

Sitting Room

10'1" (3.07m) x 11'11" (3.63m)

Kitchen Dining Room

17'0" (5.18m) Max x 12'8" (3.86m) Max

Utility Room

7'5" (2.26m) x 5'10" (1.78m)

Downstairs WC

7'5" (2.26m) x 2'11" (0.89m)

Bedroom One

16'9" (5.11m) x 11'8" (3.56m)

En-Suite Shower Room

8'11" (2.72m) Max x 5'1" (1.55m)

Bedroom Two

16'3" (4.95m) x 11'9" (3.58m)

En-Suite Shower Room

6'9" (2.06m) x 6'0" (1.83m)

Walk In Wardrobe

6'1" (1.85m) x 4'8" (1.42m)

Bedroom Three

10'3" (3.12m) x 11'1" (3.38m)

Bedroom Four

11'8" (3.56m) x 6'9" (2.06m)

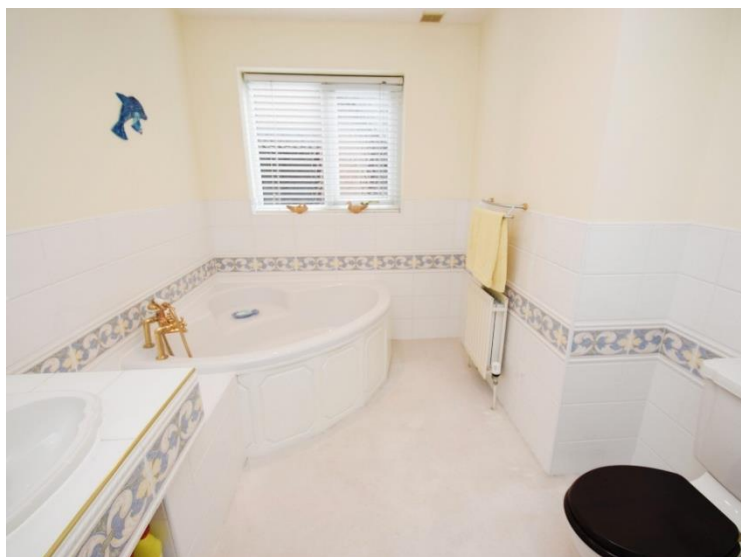
Bathroom

9'8" (2.95m) x 7'11" (2.41m)

Double Garage

16'11" (5.16m) x 16'11" (5.16m)







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have no own brand and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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