



Ascot Drive, Ascot Drive

£400,000



**LESLEY HOOKS**  
ESTATE AGENTS

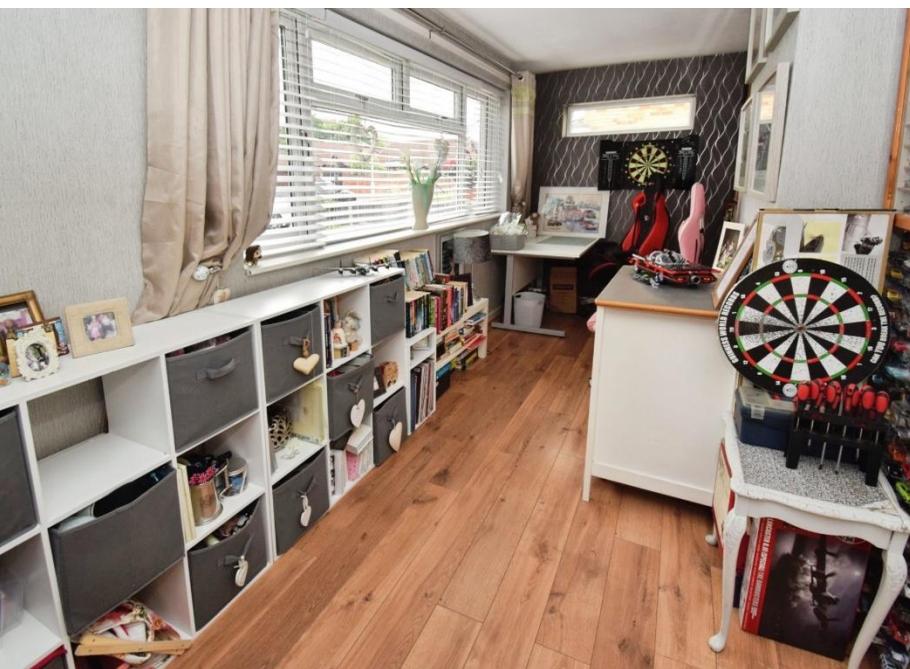




Nestled in a quiet cul-de-sac in the heart of Bebbington, this spacious and thoughtfully extended detached home offers the perfect setting for family living. Just a short walk from highly regarded primary, secondary, and grammar schools, this home combines peaceful surroundings with everyday convenience. Beautifully presented and well-maintained, the property benefits from uPVC double glazing and combi-fired central heating throughout. Inside, the porch opens into a welcoming hallway, leading to a handy downstairs WC, a bright and cosy lounge complete with a feature fireplace, and a versatile study/home office—ideal for those working from home. The heart of the home is the stunning open-plan kitchen and dining area, where the dining room features double doors opening out to the rear garden and open access into a modern fitted kitchen, creating a light and sociable space perfect for family meals and entertaining. Upstairs, you'll find four generously sized bedrooms. The master bedroom boasts stylish fitted wardrobes and a sleek four-piece family bathroom, offering a comfortable and relaxing retreat. Outside, the property continues to impress with a spacious driveway providing off-road parking for several cars and access to the garage with electric up and over door. To the rear, a delightful garden with a patio area offers the ideal spot for enjoying the outdoors. With local shops, transport links, and everyday amenities all within easy reach, this lovely home ticks all the boxes for space, style, and location. Council tax band E. Freehold.

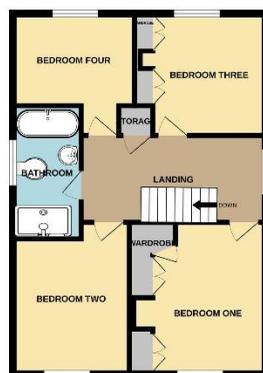


**Hallway**  
13'8" (4.17m) x 6'5" (1.96m)  
**Downstairs WC**  
6'4" (1.93m) x 4'0" (1.22m)  
**Lounge**  
20'0" (6.1m) x 12'1" (3.68m)  
**Study/Home Office**  
20'0" (6.1m) x 7'2" (2.18m)  
**Open Plan Kitchen Dining Room**  
20'4" (6.2m) Max x 13'6" (4.11m)



**Bedroom One**  
12'2" (3.71m) Into Wardrobe Recess x 10'9" (3.28m)  
**Bedroom Two**  
10'5" (3.18m) x 9'0" (2.74m)  
**Bedroom Three**  
10'4" (3.15m) Into Wardrobe Recess x 9'8" (2.95m)  
**Bedroom Four**  
10'1" (3.07m) x 7'3" (2.21m)  
**Bathroom**  
10'7" (3.23m) x 5'9" (1.75m)  
**Garage**  
18'10" (5.74m) x 8'7" (2.62m)





TOTAL FLOOR AREA: 1493 sq ft. (138.7 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, 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 materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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