



Sycamore – Skylark Gardens

Hooton Road, Cheshire CH66 7NR

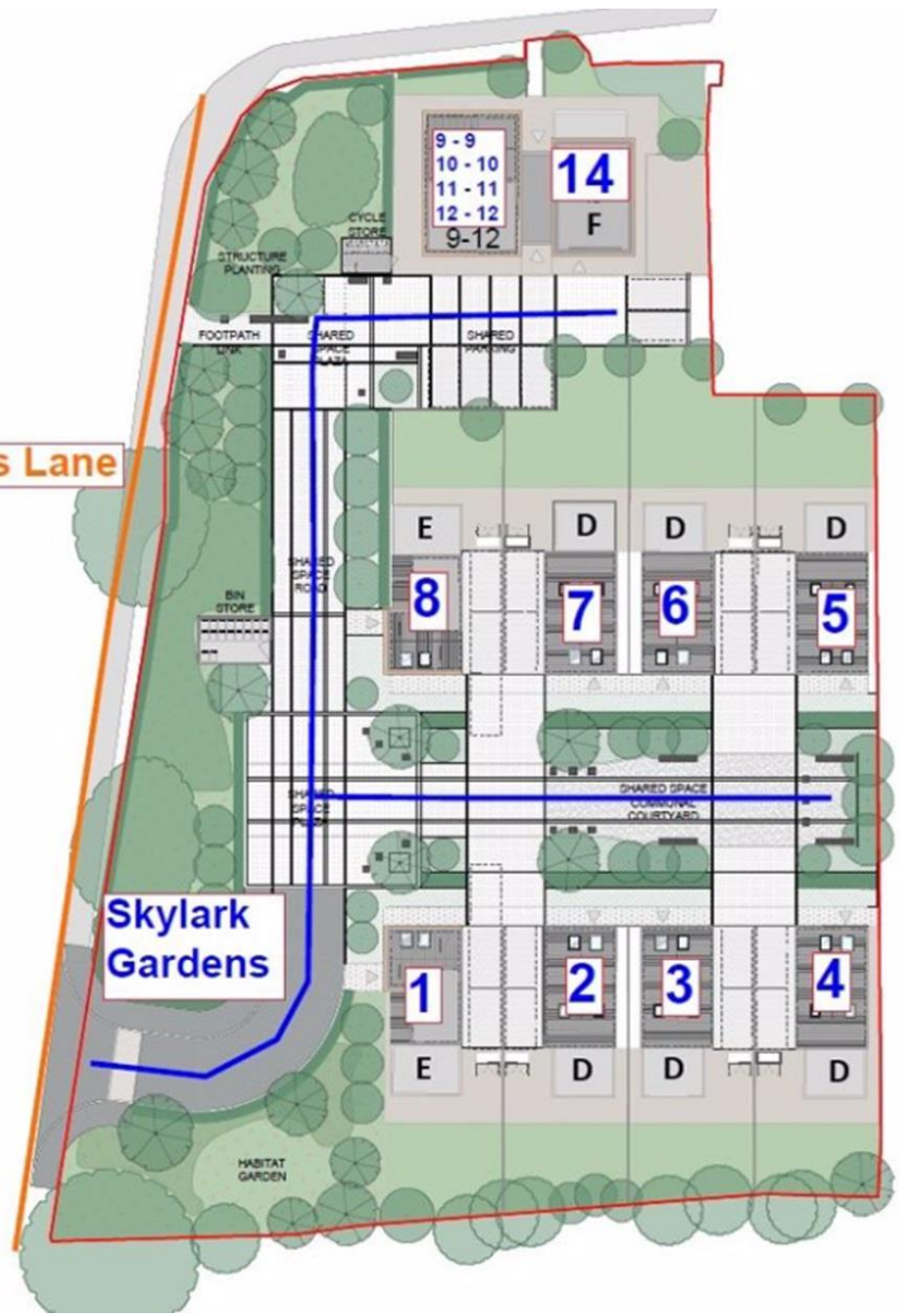
- Exclusive Development of Nine New Build Detached Houses
- Development Contains Three Unique House Designs and Layouts
- Entrance Hallway, Study/Snug, Downstairs W.C and Utility Room
- Open Plan Living Kitchen Diner with Centre Island and Bi-Folding Doors
 - Four Double Bedrooms, En Suite to Master and Family Bathroom
- Landscaped Enclosed Rear Gardens, EV Charger Provisions and Private Driveway
- Energy efficient & Low Carbon Air Source Heat Pump Central Heating Systems Achieving EPC Rating B

£435,000



Waterworks Lane

D = Sycamore
E = Hawthorn
F = Beech







Description

Move Residential are delighted to be the agent of choice to showcase this opulent development aptly named Skylark Gardens. Occupying the former site of the "Hooton Hotel" this executive and contemporary development will bring nine exclusive four bedroom detached homes to the sales market.

Completed to an exemplary standard, each home will be equipped with a low carbon air source heat pump which will provide cost-effective heating and hot water, while significantly reducing carbon emissions and energy bills. Fully equipped kitchens will have integrated appliances with a choice of colour available. The ground floor will boast engineered wood flooring and bi-fold doors will span the full width of the living room opening to the delightful rear gardens. Premium bathrooms will be installed in each property along with EV charger provisions.

Enjoying a semi-rural yet accessible location, situated in the picturesque area of Hooton. Hooton train station and excellent road networks connect you to the vibrant hubs of Liverpool, Chester and Manchester. Willaston provides a comprehensive range of local services for everyday needs including a convenience store, café, deli, bakery, village pubs, doctor and dentist surgeries. There are well-regarded primary schools in Willaston and Childer Thornton together with Neston High School and several grammar schools in Wirral including West Kirby, Caldy and Wirral complemented by various independent schools nearby including, Birkenhead and The Firs and Kings and Queen's schools in Chester. On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of Thornton Hough and The Neston Club offers cricket, hockey, tennis, bowling, and squash. The area has many walking and cycling routes close by and the Wirral Way is a short stroll away.

Show home due to be open by October 2024

'SYCAMORE'

Ground Floor - Entrance hallway, storage, downstairs W.C and utility room. Study/snug to the front of the property and to the rear a stunning open plan living kitchen diner with centre island and bi-folding doors.

First Floor - Master bedroom with en-suite, second double bedroom and family bathroom.

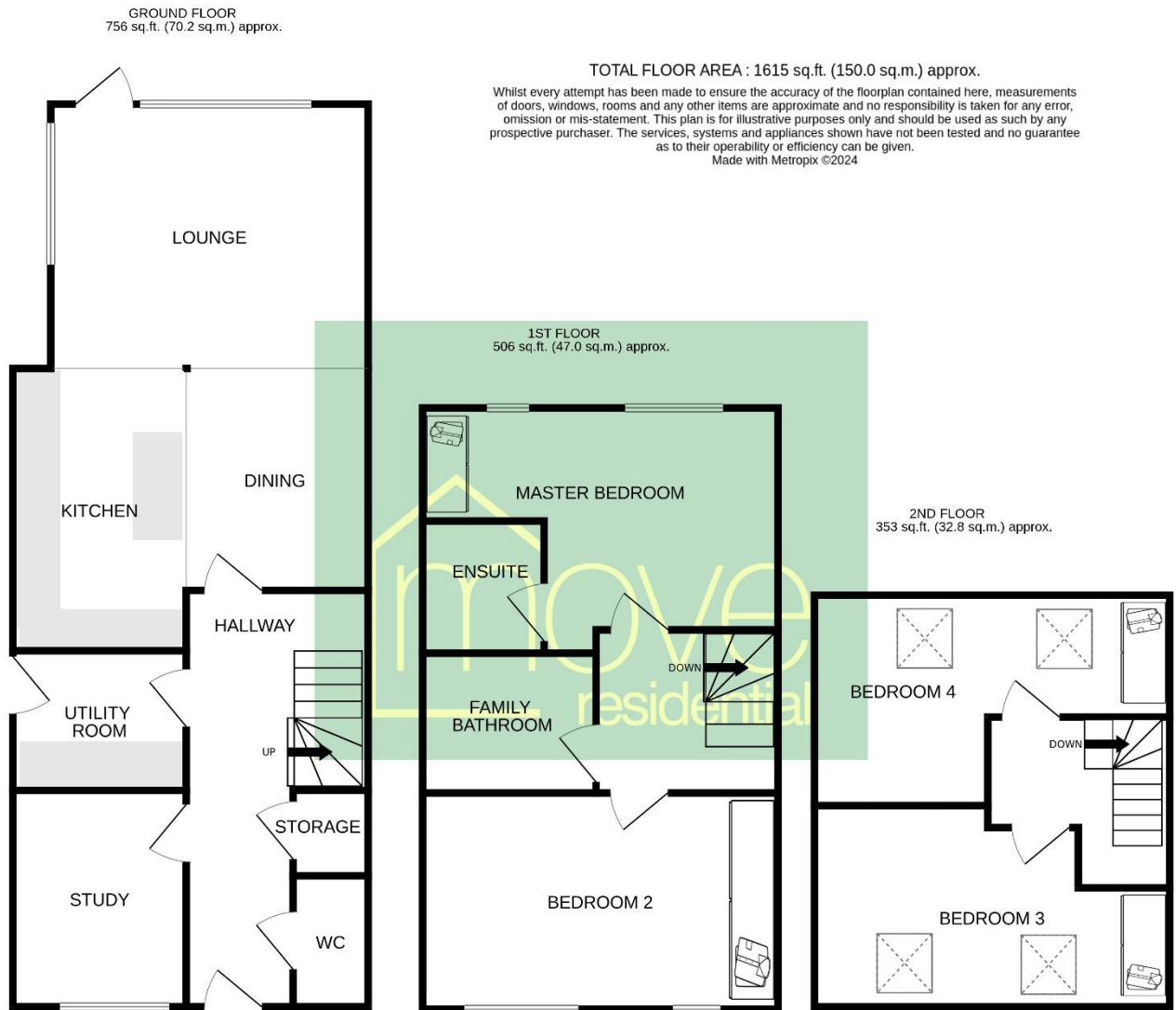
Second Floor - Two sizeable double bedrooms.

Externally – Private driveway parking for two vehicles, EV charging provisions, front garden and enclosed landscaped rear garden.

Reservations are now available so to avoid disappointment call our office today to discuss the next steps.

**** Expected completion end of 2024 ****

Floor Plan



Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.