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HEWITT ADAMS
ESTATE & LETTING AGENTS



Welsh Road, Ellesmere Port, CH66 9PA

Offers Over £600,000

4 Bedroom | 2 Reception | 2 Bathroom

Four Double Bedrooms - Private Grounds of Circa 0.6 Acres - Stunning Merilyn Phillips Kitchen and Utility Room

Hewitt Adams are delighted to offer 'Wood Farm' in Ledsham to the market for sale, set in a gated community, Wood Farm is a stunning four bedroom, semi-detached family home which has been skilfully renovated to meet the needs of modern day family living. The property occupies a generous and private plot which is circa 0.6 of an acre and has easy access links to the Chester High Road and Motorway links.

In brief the property accommodation affords; entrance hall opening into a stunning open plan kitchen dining living area with a huge central island and wood burning stove and bi-folding doors onto the wrap around gardens, utility room which is also Merilyn Phillips, ground floor bathroom, separate lounge. To the first floor there are four well proportioned bedrooms and a family shower room.

Externally, on entry to the property from the Welsh Road, there are communal electric gates, Wood Farm has its own gated gravel driveway with ample off road parking for multiple vehicles, garage access, multiple outdoor stores and an external WC. The wrap around gardens which are mainly laid to lawn with secure boundaries, multiple sheds, an impressive summerhouse with PVC windows and doors, a decked area, Indian stone patio area with two pergolas, range of established trees and fruit trees, chicken coup. Offering a high degree of privacy and the south west aspect.

Early viewing is highly advised to fully appreciate everything this home has to offer.

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Entrance Hall
6'04 x 4'05 (1.93m x 1.35m)
Oak front door to hallway, opening to;

Kitchen/Dining/Living Area
27'09 x 23'06 (8.46m x 7.16m)
A range of bespoke Merilyn Phillips wall and base units with bevelled edge granite work surfaces, huge central island with inset sink with Quooker tap, NEFF induction hob, dishwasher, double oven, space for fridge freezer. Windows to front and rear aspect, Bi-folding doors leading to the garden, sliding doors to garden, three radiators, wood burning stove with granite hearth.

Utility Room
10'11 x 5'10 (3.33m x 1.78m)
Further Merilyn Phillips wall and base units with granite work surfaces incorporating sink with Quooker tap, space and plumbing for washing machine and tumble dryer, window to front aspect.

Ground Floor Bathroom
9'05 x 8'04 (2.87m x 2.54m)
A spacious bathroom comprising; WC, wash hand basin with vanity storage, shower cubicle, bath, two radiators, inset spotlights, window to front aspect.

Inner Hall
Window to side aspect, door leading outside, oak door to lounge

Lounge
12'11 x 11'11 (3.94m x 3.63m)
Window to side aspect, radiator, fireplace, stairs to first floor.

Landing
Loft access hatch, radiator, doors to;

Bedroom 1
24'03 x 11'00 (7.39m x 3.35m)
Window to front side and rear aspect, two radiators, inset spotlights, eaves storage.

Bedroom 2
13'01 x 11'10 (3.99m x 3.61m)
Window to front aspect, radiator, bespoke fitted Merilyn Phillips wardrobes.

Bedroom 3
11'02 x 9'00 (3.40m x 2.74m)
Window to rear aspect, radiator, bespoke fitted Merilyn Phillips wardrobes.

Bedroom 4
12'01 x 8'00 (3.68m x 2.44m)
Window to front aspect, radiator, storage cupboard.

Shower room
13'02 x 5'10 (4.01m x 1.78m)
A spacious shower room comprising; WC, wash hand basin, shower cubicle, window to rear elevation, radiator.

Summer House
With uPVC windows and doors, this would make an ideal home office.

Garage
10'09 x 10'03 (3.28m x 3.12m)
Double doors to front.

External Store
10'04 x 7'03 (3.15m x 2.21m)
With lighting and power, window.

External Store
10'01 x 7'02 (3.07m x 2.18m)

External WC
6'08 x 3'04 (2.03m x 1.02m)
WC, Wash hand basin, window.

Services
The property has a septic tank and has an LPG gas tank.










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