



## The Looms, Parkgate, CH64 6RF

Offers Over £595,000

5 Bedroom 3 Reception 2 Bathroom D

**\*\*Fantastic Family Home With Impressive Open Plan Kitchen - Sought After Parkgate Location - Huge and Completely Private Garden Backing onto The Wirral Way\*\***

Hewitt Adams are delighted to showcase this skilfully EXTENDED, five bedroom, detached family house on the extremely popular The Looms in Parkgate. A short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools. Parkgate promenade is only a short walk away. The Wirral Way is also extremely accessible for walking and cycling routes. The property has been beautifully maintained and extended by the current owners to create a home perfect for modern day family living and really must be viewed to fully appreciate everything this family home has to offer.

Further affording gas central heating and double glazing throughout.

In brief the bright and spacious accommodation affords; entrance hallway, spacious WC, cloakroom, stunning open plan kitchen/diner, utility room, snug, study, two double bedrooms to the ground floor. To the first floor there are three well sized bedrooms. There is also a beautifully fitted family bathroom.

Externally, to the front of the property there is a driveway providing off road parking for multiple vehicles, carport, low level wall boundary to front, side access to the rear garden, garage access.

The rear sunny garden offers complete privacy with having the Wirral Way behind, large patio area, the garden is mainly laid to lawn with secure boundaries and established borders.

**Entrance Hall**

31'00 x 11'10 (9.45m x 3.61m)  
uPVC front door to hallway, stairs to first floor, large cloakroom, doors leading to;

**WC**

8'03 x 3'00 (2.51m x 0.91m)  
Comprising window to front elevation, central heating radiator, WC, wash hand basin.

**Snug**

12'08 x 9'04 (3.86m x 2.84m)  
Window to side elevation, central heating radiator, media wall.

**Study**

11'01 x 9'03 (3.38m x 2.82m)  
Window to side elevation, central heating radiator, ceiling lantern, fitted office furniture, laminate flooring.

**Kitchen/Diner/Living Area**

30'09 x 15'03 (9.37m x 4.65m)  
An impressive open plan kitchen/dining/ living area with ceiling lantern, further comprising a range of well appointed wall and base units with granite work surfaces incorporating sink, appliances includes; dishwasher, double oven, induction hob, space for fridge freezer, breakfast bar with space for stools, inset spotlights, ceiling speakers, underfloor heating, windows and bi-folding doors to rear garden, ample space for dining table and sofa, wall mounted tv unit.

**Utility**

13'06 x 10'00 (4.11m x 3.05m)  
Comprising a range of further wall and base units with work surfaces incorporating sink and drainer, double oven, space and plumbing for washing machine and tumble dryer, tiled splash back and flooring, inset spotlights, door to side.

**Bedroom 3**

11'09 x 8'04 (3.58m x 2.54m)  
On the ground floor, window to front elevation, central heating radiator.

**Bedroom 4**

11'10 x 8'01 (3.61m x 2.46m)  
On the ground floor, window to side elevation, central heating radiator.

**First Floor**

**Landing**

Window to front elevation, storage cupboard, doors to;

**Bedroom 1**

13'02 x 11'04 (4.01m x 3.45m)  
Dual aspect windows to front and rear elevation, central heating radiator, fitted wardrobes and drawers.

**Bedroom 2**

11'08 x 9'08 (3.56m x 2.95m)  
Window to rear elevation, central heating radiator.

**Bedroom 5**

9'11 x 9'00 (3.02m x 2.74m)  
Window to rear elevation, central heating radiator.

**Bathroom**

5'11 x 5'10 (1.80m x 1.78m)  
A beautifully fitted and fully tiled bathroom, comprising; WC, bath with shower over, wash hand basin, heated towel radiator, window to front elevation.

**Garage**

Up and over door, lighting and power.

