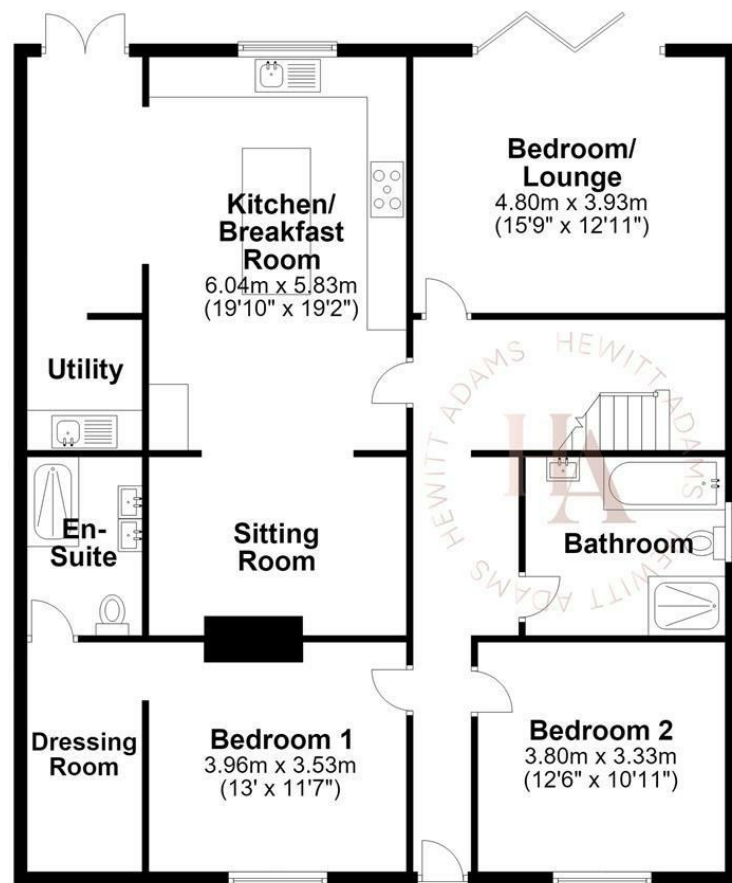




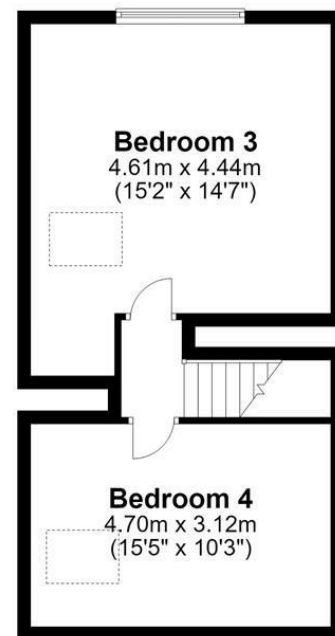
Ground Floor

Approx. 133.4 sq. metres (1436.0 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



Total area: approx. 173.7 sq. metres (1869.7 sq. feet)
For illustration purposes only - not to scale

Hillview Road, Irby, Irby CH61 4XH

Offers Over £475,000

4 Bedroom 2 Reception 2 Bathroom D

Extended - Four Bedroom Dormer Bungalow - South Facing - Must View

Occupying a sought-after location in the heart of Irby. Just a short stroll from the highly regarded Dawpool Primary School and excellent local amenities, this impressive home has been thoughtfully extended across the full width of the property to create an exceptional amount of living space.

The accommodation briefly comprises a welcoming entrance hallway, a flexible lounge (which could also serve as a ground floor bedroom), a stunning open-plan kitchen/family room that opens onto the rear garden, a useful utility area, a contemporary family bathroom, two further ground floor bedrooms, and a fantastic principal suite complete with dressing room and stylish en-suite shower room. Upstairs are two generous additional double bedrooms, offering excellent flexibility for growing families, guests or those working from home.

Outside, the property enjoys a wonderful south-facing rear garden - the perfect space for entertaining, family gatherings or simply relaxing in the sunshine.

Further benefits include gas central heating, double glazing and a charming log-burning stove adding warmth and character to the heart of the home.

Homes of this size, quality and location rarely stay on the market for long. Early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.

Front Entrance

Into;

Hall

Radiator, power points

Lounge

15'8" x 12'10" (4.80 x 3.93)

Double glazed bi-folds leading to the garden, radiator, power points

Bedroom

12'11" x 11'6" (3.96 x 3.53)

Double glazed window. radiator, power points, leads to;

Dressing Room

Excellent storage space for clothes. Leads to;

En-Suite

Stylish modern suite comprising shower, low level w.c, wash hand basin vanity

Bedroom

12'5" x 10'11" (3.80 x 3.33)

Double glazed window. radiator, power points

Open Plan Breakfast Kitchen & Sitting / Play-room

19'9" x 19'1" (6.04 x 5.83)

The heart of the home! A large open-plan kitchen diving living area with fitted wall and base units, central island, integrated appliances, inset sink, double glazed window, rear door, leads to;

Utility Area

Wall and base units, sink, plumbing for washing machine

UPSTAIRS

Bedroom

15'1" x 14'6" (4.61 x 4.44)

Double glazed velux, double glazed window, radiator, power points

Bedroom

15'5" x 10'2" (4.7 x 3.12)

Double glazed velux, radiator, power points

EXTERNALLY

Front Aspect - Off road driveway parking.

Rear Aspect - SOUTHERLY FACING rear garden laid to lawn, with decked area and children's play-area.

