



Thingwall Road, Irby, CH61 3UQ
Offers Over £650,000

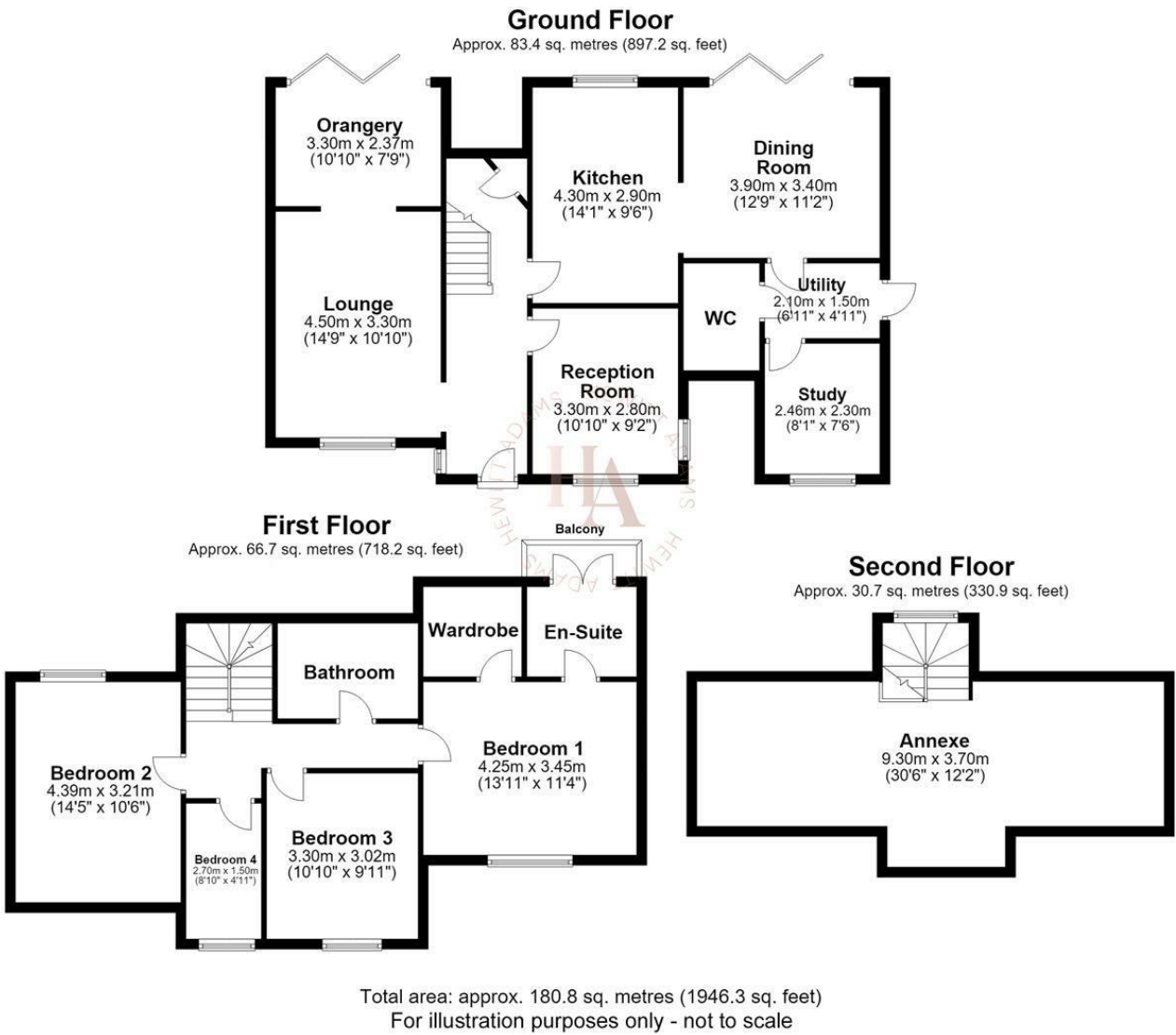
4 Bedroom 4 Reception 2 Bathroom E

A Woodland Retreat with Exceptional Family Living...

Hewitt Adams is delighted to be the agent of choice to market Woodlands, an exceptional four-bedroom attached family home on the ever-popular Thingwall Road in Irby. Beautifully renovated from top to bottom, this stunning home enjoys a truly enviable setting, backing directly onto Harrock Wood to provide a peaceful woodland backdrop that's rarely available.

Just a short stroll from the heart of Irby Village, this turnkey home has been comprehensively transformed to an exceptional standard. The extensive renovation includes a stylish new kitchen, luxurious bathrooms, replacement double glazing, full re-plastering and redecoration, new flooring throughout, upgraded electrics, a new central heating system, a newly laid driveway, professionally landscaped gardens and much more.

The accommodation is both spacious and versatile, perfectly suited to modern family life. The welcoming entrance hall leads through to a generous lounge with a striking orangery extension, creating a wonderful light-filled living space overlooking the garden. There is also a separate dining room or second sitting room, a superb open-plan kitchen and dining space, utility room, downstairs WC and a dedicated study, ideal for those working from home. Upstairs, the property offers four well-proportioned bedrooms and a contemporary family bathroom. The impressive principal suite enjoys its own dressing room, stylish en-suite shower room and Juliet balcony, perfectly positioned to take in the tranquil woodland views. A real bonus is the substantial loft room, offering fantastic flexibility. Whether used as a games room, teenagers' lounge, children's den, hobby room.



Front Entrance

Into;

Hall

Staircase, cloaks-cupboard

Lounge

Double glazed window, log-burner, radiator, opens into;

Orangery

Bifolds, velux window, radiator

Dining Room / Living Room

Double glazed window, radiator, power points

Kitchen Diner

NEW modern shaker style kitchen with wall and base units, inset sink. integrated appliances, tiled floor, double glazed window, bi-folds, door into;

Utility

Inset sink, space for washing machine. rear door, door into;

W.C

W.C, wash hand basin, storage cupboards

Study

Double glazed window, radiator, power points

UPSTAIRS

Bedroom One

Double glazed window, radiator, power points, door into dressing room, door into;

En-Suite

Comprising shower, low level w.c, wash hand basin. towel rail, double glazed patio doors with juliet balcony overlooking the garden and woodland

Bedroom Two

Double glazed window, radiator, power points

Bedroom Three

Double glazed window, radiator, power points

Bedroom Four

Double glazed window, radiator, power points

Bathroom

Comprising bath with shower above, low level w.c, wash hand basin, towel rail

EXTERNALLY

Outside, the property continues to impress. The front provides generous off-road parking via a newly completed driveway, while the beautifully landscaped rear garden has been thoughtfully designed for both relaxation and entertaining. Featuring a spacious patio, lawn, natural brook and a superb detached garden room, it offers the ideal space for home working, a gym, studio or additional entertaining area—all against the stunning backdrop of Harrock Wood.

Council Tax Band

E

