



# Tellets Hey, Bromborough

£450,000



**LESLEY HOOKS**  
ESTATE AGENTS





This spacious and absolutely stunning modern build home offers beautifully designed accommodation, perfect for contemporary family living.

The welcoming entrance hall provides an immediate sense of space and leads through to a well proportioned lounge, ideal for relaxing. There is also the practicality of a downstairs WC and a separate utility room, keeping everyday living neatly organised. The real heart of the home is the impressive open plan kitchen, dining and family room - a generous, light filled space designed for both entertaining and day to day life. Featuring a stylish kitchen island, full height fridge and freezer, integrated dishwasher and ample fitted units, there is plenty of room for dining furniture and comfortable seating areas. Bi-fold doors open out to the garden, seamlessly connecting indoor and outdoor living.



Upstairs the property continues to impress with four bedrooms, including a principal bedroom benefitting from its own en-suite shower room, alongside a contemporary family bathroom serving the remaining rooms.

Externally, the property enjoys a resin driveway to the front and an additional long, resin driveway to the side providing access to a detached garage with an electric door. The rear garden has been paved with porcelain tiles for easy maintenance, making it an ideal low upkeep outdoor space to enjoy year round. Council Tax Band E. Epc Rating B. Freehold.



#### **Hallway**

14'6" (4.42m) x 6'4" (1.93m)

#### **Downstairs WC**

5'8" (1.73m) x 4'6" (1.37m)

#### **Lounge**

17'9" (5.41m) x 11'4" (3.45m)

#### **Utility Room**

9'4" (2.84m) x 5'8" (1.73m)

#### **Open Plan Kitchen Family Room**

24'2" (7.37m) x 14'0" (4.27m)

#### **Landing**

9'8" (2.95m) x 3'2" (0.97m)

#### **Bedroom One**

11'7" (3.53m) x 11'6" (3.51m)

#### **En-Suite**

7'10" (2.39m) x 4'3" (1.3m)

#### **Bedroom Two**

12'7" (3.84m) x 10'2" (3.1m) Max

#### **Bedroom Three**

9'3" (2.82m) x 8'0" (2.44m)

#### **Bedroom Four**

9'3" (2.82m) x 8'6" (2.59m) Max

#### **Bathroom**

7'2" (2.18m) x 6'1" (1.85m)

#### **Garage**

18'2" (5.54m) x 8'2" (2.49m)





**GROUND FLOOR**  
868 sq.ft. (80.6 sq.m.) approx



1ST FLOOR  
569 sq.ft. (52.9 sq.m.) approx



## Energy Efficiency Rating

The figure shows a horizontal bar chart representing energy efficiency ratings. The scale ranges from 'Very energy efficient - lower running costs' (A) on the left to 'Not energy efficient - higher running costs' (G) on the right. The ratings are color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). Each rating is accompanied by a numerical range in parentheses. To the right of the chart, there is a table with two columns: 'Current' and 'Potential'. The 'Current' column shows the current rating for each range, and the 'Potential' column shows the ideal rating. A green arrow points from the 'Current' column to the 'Potential' column, indicating the target for improvement.

Rating	Current	Potential
(92 Plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

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**TOTAL FLOOR AREA: 1437 sq.ft. (133.5 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other elements are approximate and no responsibility is taken for any error, omission or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The plan is supplied and applies to the property as it has been seen and no guarantee as to its operability or efficiency can be given.

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.