



Mayfield Road, Bebington

£450,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this stunning extended semi-detached home, beautifully designed to offer the very latest in contemporary living. Immaculately presented and ready to move straight into, this stylish property benefits from full uPVC double glazing and combi-fired gas central heating for year-round comfort. Step inside and you'll find a welcoming hallway with a handy storage cupboard, a convenient downstairs WC, and a bright, spacious lounge featuring a charming bay window and a striking fireplace with a distressed timber mantle and cosy log burner. At the heart of the home is a superb open-plan kitchen and family room – perfect for modern living – complete with under floor heating, electric blinds and two sets of bi-fold doors that open seamlessly onto the garden, creating an effortless indoor-outdoor flow. A separate utility room adds to the home's practicality. Upstairs, there are four generously sized bedrooms, including a luxurious master suite with fitted slide robes and a stylish three-piece en-suite shower room. A sleek and spacious four-piece family bathroom completes the first floor. Outside, the property offers a driveway to the front with off-road parking for three cars, while the rear garden enjoys a sunny south-westerly aspect, perfect for relaxing or entertaining. There's also a lovely patio area and a garage providing additional storage or parking. Ideally located, this home is within walking distance of highly regarded primary, secondary, and grammar schools, as well as Spital train station and excellent bus links – making it a perfect choice for families and commuters alike. This is contemporary family living at its best – a must-see! Council tax band C. Freehold.



Hallway

14'1" (4.29m) x 6'7" (2.01m)

Downstairs WC

7'1" (2.16m) x 3'8" (1.12m)

Lounge

12'4" (3.76m) Into Bay x 13'10" (4.22m)

Open Plan Kitchen Family Room

28'2" (8.59m) x 19'10" (6.05m)

Utility Room

6'11" (2.11m) x 6'2" (1.88m)

Bedroom One

14'3" (4.34m) Into Wardrobe Recess x 10'6" (3.2m)

En-Suite

6'3" (1.91m) x 5'10" (1.78m)

Bedroom Two

12'5" (3.78m) Into Bay x 12'1" (3.68m)

Bedroom Three

10'4" (3.15m) x 6'11" (2.11m)

Bedroom Four

8'4" (2.54m) x 7'3" (2.21m)

Bathroom

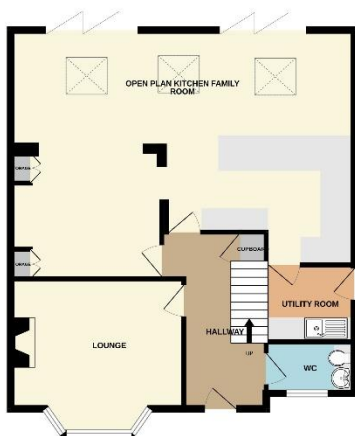
6'10" (2.08m) x 5'8" (1.73m)







GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximations and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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