



# Clover Birches, Ellesmere Port

£265,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this stunning modern detached home, perfect for a growing family and ready for you to move straight in. Thoughtfully designed and beautifully maintained, this spacious property offers comfort, style, and practicality throughout. Step inside and you're greeted by a welcoming hallway with attractive engineered wood flooring that flows seamlessly through much of the ground floor. The fully tiled downstairs WC features contemporary fittings and eye-catching tiled flooring. The heart of the home is the smartly fitted kitchen, complete with quartz worktops and integrated appliances—including a washing machine, oven and hob—offering both elegance and everyday convenience. The lounge is warm and inviting with its quality wood flooring, while the separate dining room, also with engineered wood flooring, opens out through double doors onto the delightful rear garden—ideal for entertaining or enjoying a peaceful evening outdoors. Upstairs, you'll find four generously sized bedrooms, including a luxurious master suite with its own en-suite shower room. A stylish, fully tiled three-piece family bathroom with a shower over the bath adds further appeal. There's even a handy drop-down ladder giving access to a boarded loft space for additional storage. Outside, the property continues to impress. A driveway provides ample off-road parking and leads to an integral garage. To the rear, a beautifully paved garden offers a serene space to relax or host family gatherings. With uPVC double glazing, combi-fired gas central heating, oak internal doors, and a superb location close to local shops, excellent schools, and motorway links, this home really does tick all the boxes. Don't miss the chance to make it yours! Council tax band D. Peppercorn Leasehold



#### Hallway

14'4" (4.37m) x 3'7" (1.09m)

#### Downstairs WC

4'9" (1.45m) x 3'7" (1.09m)

#### Kitchen

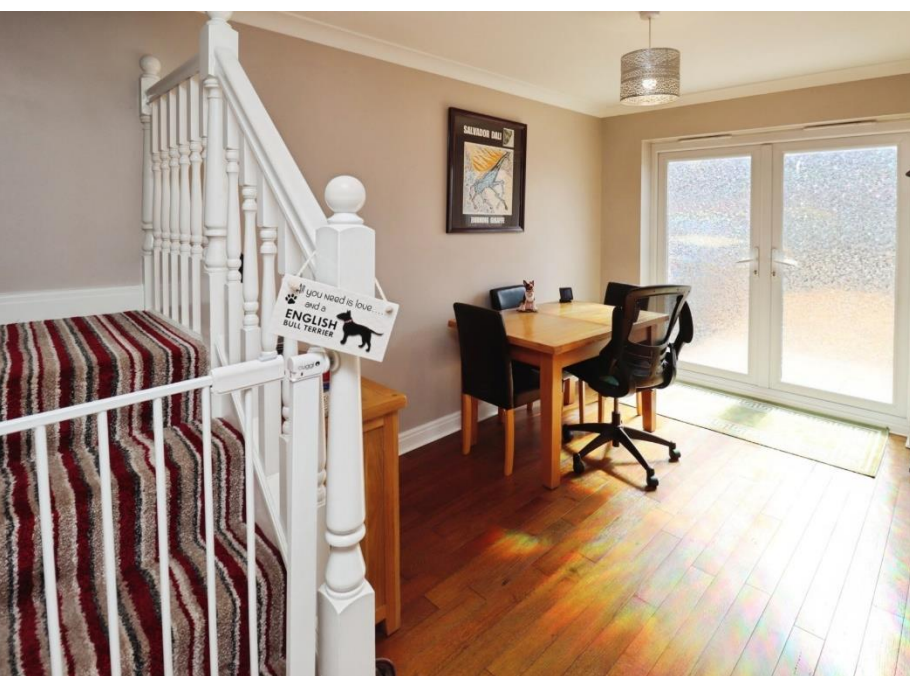
9'10" (3m) x 6'8" (2.03m)

#### Lounge

13'7" (4.14m) x 10'10" (3.3m)

#### Dining Room

14'6" (4.42m) Max x 8'3" (2.51m)



#### Master Bedroom

11'1" (3.38m) x 10'9" (3.28m)

#### En-Suite

7'3" (2.21m) Max x 5'0" (1.52m)

#### Bedroom Two

12'3" (3.73m) x 8'5" (2.57m)

#### Bedroom Three

11'1" (3.38m) x 8'4" (2.54m)

#### Bedroom Four

9'5" (2.87m) x 7'5" (2.26m)

#### Bathroom

6'2" (1.88m) x 6'1" (1.85m)

#### Garage

19'0" (5.79m) x 8'3" (2.51m)

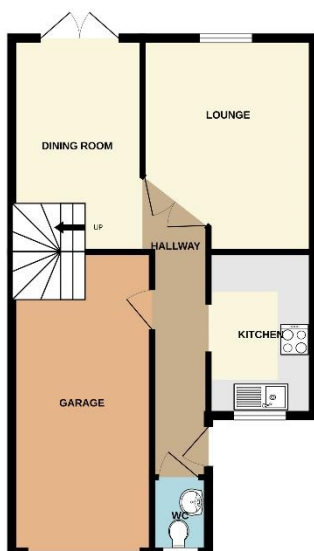




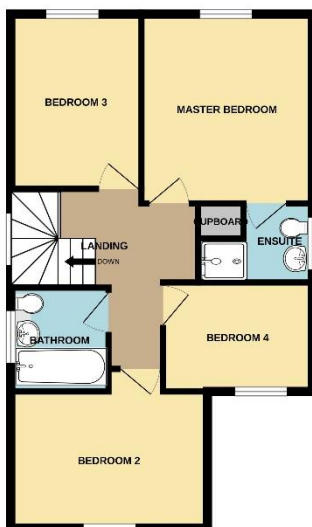




GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.

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