



Valentine Street, Hooton

£425,000

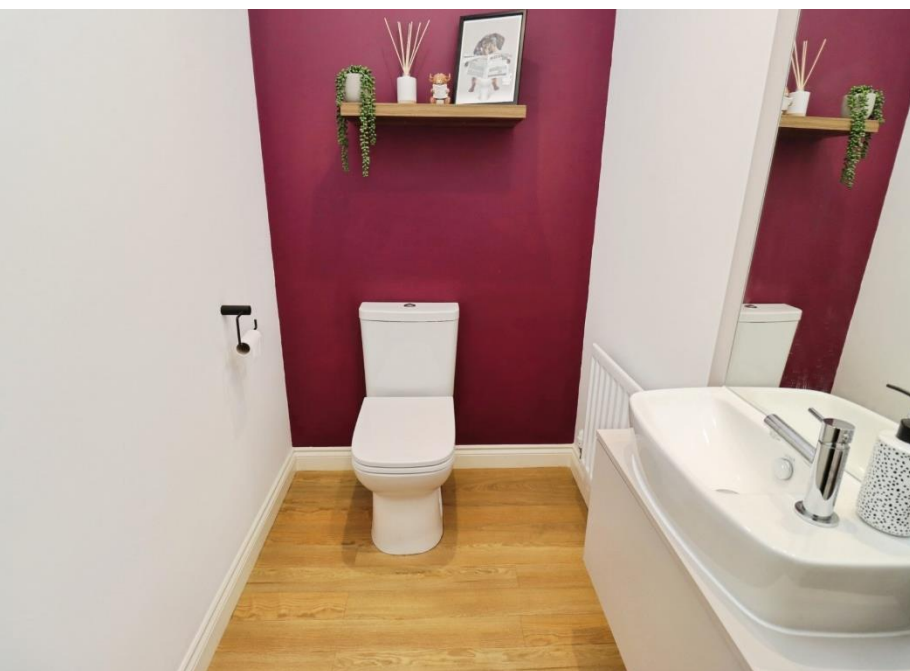


LESLEY HOOKS
ESTATE AGENTS





Welcome to this stunning and spacious newly built detached home, thoughtfully designed to offer the very best in contemporary living. With modern finishes throughout, this beautifully presented property is ready for you to move straight in and enjoy. Step inside to a welcoming hallway that leads to a convenient downstairs WC and a bright, airy lounge—perfect for relaxing or entertaining. The heart of the home is the impressive open plan kitchen and family room, complete with integrated appliances including a fridge freezer, dishwasher, and microwave. Double doors open out to the garden, creating a seamless flow between indoor and outdoor living. A handy utility cupboard adds to the practicality of the space. Upstairs, the master bedroom is a true retreat, boasting a stylish en-suite shower room and a walk-in wardrobe. The second bedroom also benefits from an en-suite and built-in slide robes, while two further generously sized bedrooms share a sleek three-piece family bathroom. Outside, the property continues to impress with a driveway offering off-road parking, a garage, and a good-sized rear garden with a patio area—ideal for summer BBQs and family fun. Situated on a sought-after new build development, this home is perfect for a growing family looking for modern comfort, convenience, and a place to make their own—just bring your furniture! Council tax band E. Freehold.



Hallway

14'7" (4.45m) x 6'3" (1.91m)

Downstairs WC

5'10" (1.78m) x 4'2" (1.27m)

Lounge

16'7" (5.05m) x 11'2" (3.4m)

Open Plan Kitchen Family Room

26'8" (8.13m) x 11'9" (3.58m)

Master Bedroom

12'11" (3.94m) x 11'2" (3.4m)

En-Suite Shower Room

7'9" (2.36m) x 4'7" (1.4m)

Walk in Wardrobe

6'2" (1.88m) x 4'6" (1.37m)

Bedroom Two

10'10" (3.3m) x 8'7" (2.62m)

En-Suite Shower Room

7'3" (2.21m) Max x 4'8" (1.42m)

Bedroom Three

13'11" (4.24m) Max x 10'4" (3.15m)

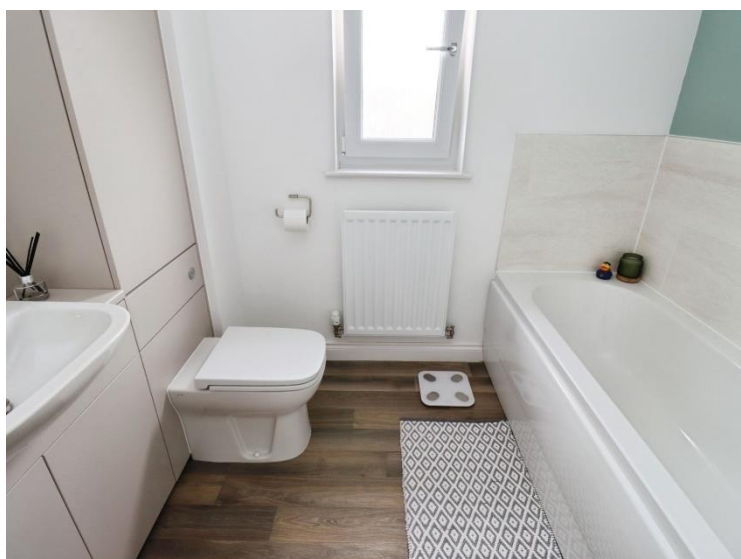
Bedroom Four

8'9" (2.67m) x 7'9" (2.36m)

Bathroom

7'9" (2.36m) x 7'7" (2.31m)

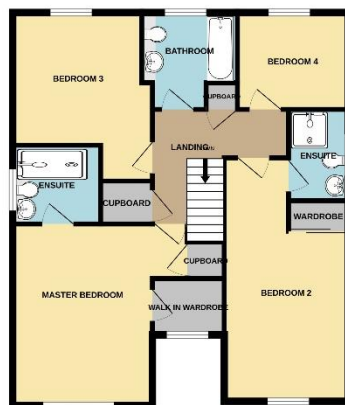
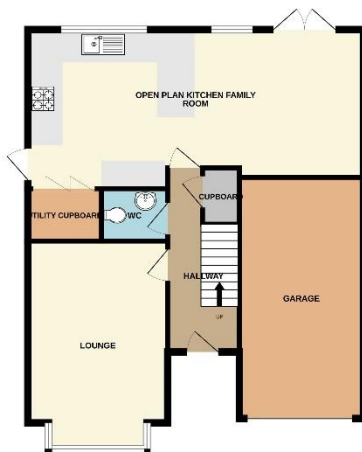






GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.

1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA: 1620 sq.ft. (150.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration 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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