

## Vyner Croft, Prenton £480,000









LESLEY HOOKS
ESTATE AGENTS









\* 360 VIRTUAL TOUR \* Featuring some pretty impressive and spacious accommodation, this stunning and modern residence is perfect for a growing family or someone who simply wants bags of space. The modern design of this home boasts contemporary fixtures and fittings including under floor heating, a glass and oak staircase. Bi fold doors and impressive, well appointed bathroom suites. The extensive accommodation is spread over three floors and to the ground floor, there is a handy wc, an open-plan living dining area and a fantastic kitchen family room offering bags of space for entertaining friends and family. To the first floor there are three really generous double bedrooms, the two master suites having four piece en-suite bathrooms and walk in wardrobes, the third bedroom is over the double garage and is flooded with natural light from the sky lights. To the second floor there are two further double bedrooms with a dual access four piece bathroom and a dressing room. The double garage provides plenty of parking and extra storage space and the driveway accommodates two cars. The rear garden has a substantial decked patio and garden, ideal for outdoor activities or simply soaking up the sun. This is an ideal home for anyone looking for a modern and comfortable lifestyle. Ideally situated, the property is nestled within a luxury new build development in the grounds of Bidston Hill Observatory. The property is within walking distance of all the shops and amenities of Claughton Village and there are numerous schools nearby. Interior inspection is the only way to truly appreciate just how much accommodation is on offer here. Council tax band F. Freehold.

Hallway 8'4" (2.54m) x 11'5" (3.48m) Downstairs WC 6'8" (2.03m) x 3'3" (0.99m) Lounge Dining Room 27'3" (8.31m) x 12'4" (3.76m) Kitchen Family Room 29'5" (8.97m) x 9'7" (2.92m)

Bedroom Suite One
16'2" (4.93m) x 9'8" (2.95m)
Walk in Wardrobe
7'2" (2.18m) x 6'6" (1.98m)
En-Suite
7'10" (2.39m) x 6'4" (1.93m)
Bedroom Suite Two
11'6" (3.51m) x 14'7" (4.45m) Max
Walk in Wardrobe
6'2" (1.88m) x 7'1" (2.16m)
En-Suite 6'3" (1.91m) x 8'1" (2.46m)
Bedroom Three
17'11" (5.46m) x 18'2" (5.54m)

Bedroom Four
17'3" (5.26m) x 9'2" (2.79m)
Walk in Wardrobe
6'3" (1.91m) x 6'8" (2.03m)
Bedroom Five
18'5" (5.61m) x 10'0" (3.05m)
Dual Access Bathroom
8'8" (2.64m) x 6'3" (1.91m)
Dual Access Dressing Room
6'3" (1.91m) x 6'8" (2.03m)
Double Garage
17'9" (5.41m) x 18'4" (5.59m)













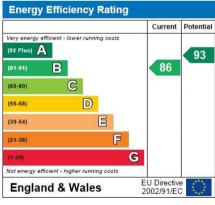




GROUND FLOOR 1049 so ft. (97.5 so m.) approx







## **Contact Us:**

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TOTAL FLOOR AREA: 2841 sq.ft. (245 4 sq.m.) approx.
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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 of 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.