



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 Cloughton 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
1048 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 2641 sq.ft. (245.4 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 items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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