



# Kings Road, Higher Bebington

£475,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this beautifully spacious and stylish semi-detached home, perfectly positioned in the highly sought-after area of Higher Bebington. Just a short stroll from excellent primary, secondary, and grammar schools, this property is ideal for families looking for both convenience and comfort. Step inside and be greeted by a generous hallway leading to a bright and inviting lounge, complete with a charming bay window and a stunning feature fireplace with a real fire. The open access flows seamlessly into the cosy sitting room, which in turn opens through double doors into the sunroom—a perfect space for relaxing or entertaining. The heart of this home is the open-plan kitchen and dining room, featuring a stylish island and direct access to the sunroom, creating a fantastic space for family gatherings. A practical utility room and a modern downstairs shower room complete the ground floor. Upstairs, the first floor offers four double bedrooms and a contemporary four-piece shower room. The top floor boasts a generous master bedroom with a sleek en-suite shower room, offering a private retreat. Outside, the property features a driveway with off-road parking leading to the garage. The delightful rear garden, with its raised vegetable beds, enjoys a sunny south-westerly aspect—perfect for outdoor enjoyment. A truly stunning home in a prime location—viewing is highly recommended to fully appreciate all it has to offer! Council tax band E. Freehold. Ultrafast broadband.

#### **Hallway**

13'3" (4.04m) x 9'6" (2.9m)

#### **Lounge**

14'7" (4.45m) Into Bay x 11'11" (3.63m)

#### **Sitting Room**

14'10" (4.52m) x 11'11" (3.63m)

#### **Open Plan Kitchen Dining Room**

18'3" (5.56m) x 12'0" (3.66m)

#### **Sun Room**

20'8" (6.3m) x 8'8" (2.64m)

#### **Utility Room**

10'5" (3.18m) x 5'6" (1.68m)

#### **Ground Floor Shower Room**

4'11" (1.5m) x 4'7" (1.4m)



#### **Bedroom Two**

14'4" (4.37m) Into Bay x 11'11" (3.63m)

#### **Bedroom Three**

14'10" (4.52m) x 11'11" (3.63m) Into Wardrobe Recess

#### **Bedroom Four**

9'5" (2.87m) x 9'1" (2.77m)

#### **Bedroom Five**

10'1" (3.07m) x 8'6" (2.59m)

#### **Bathroom**

12'5" (3.78m) Max x 8'2" (2.49m)

#### **Master Bedroom**

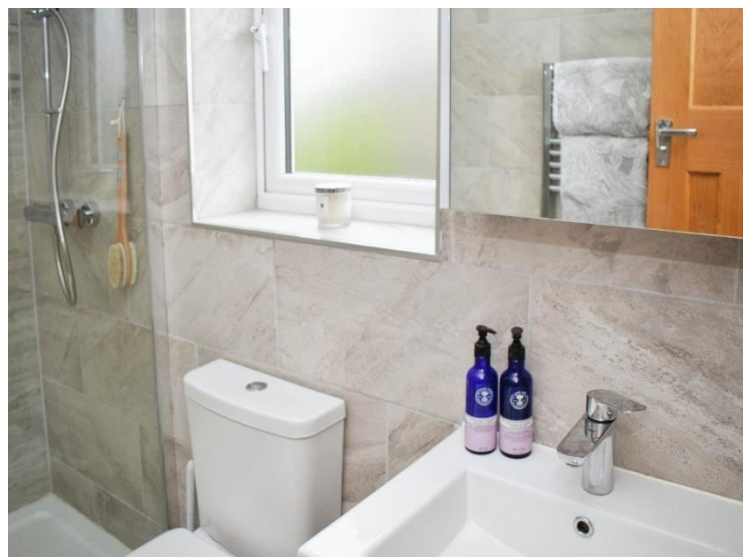
14'8" (4.47m) x 13'8" (4.17m)

#### **En-Suite**

7'8" (2.34m) x 5'9" (1.75m)











Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 operation or efficiency can be given.  
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