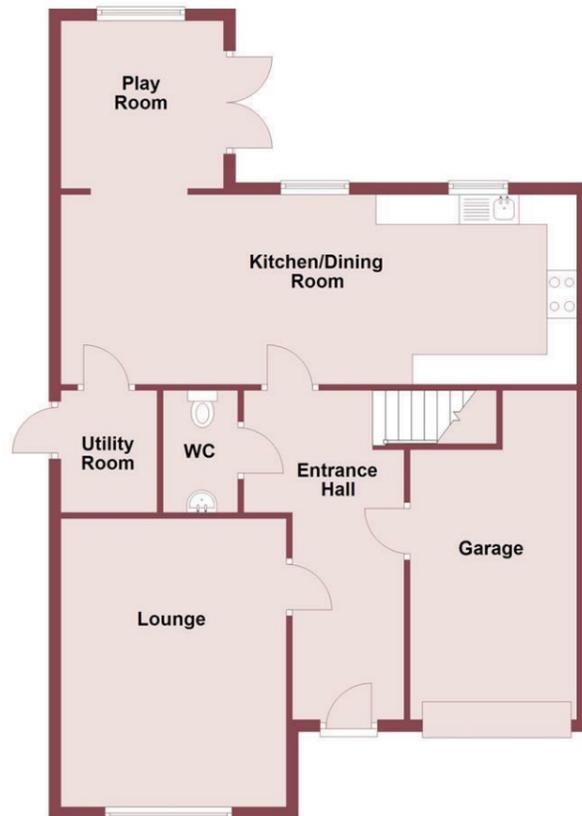
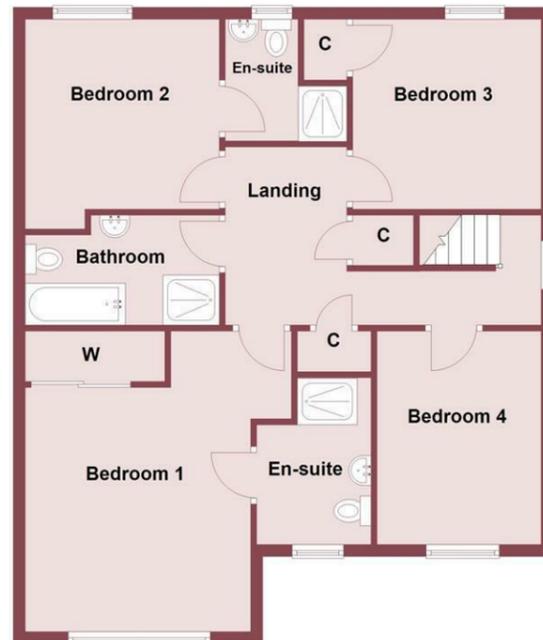




Ground Floor



First Floor



## Roften Way, Ellesmere Port, CH66 7NH

Offers In The Region Of £425,000

🛏️ 4 Bedroom   🛋️ 2 Reception   🚿 3 Bathroom   📊 B

\*\*\*Extended and Beautifully Presented Detached New Build - 6 Years NHBC Remaining - Highly Regarded Location\*\*\*

Hewitt Adams are delighted to welcome to the market this absolutely stunning four bedroom detached family home on Roften Way forming part of a newly constructed and prestigious development. The property must be viewed to fully appreciate everything the home has to offer. The property is located on Roften Way in Hooton a fantastic school catchment area, a short journey to excellent local amenities and excellent access to motorway and railway links and walking routes with Wirral Way access nearby.

In brief, the flexible accommodation includes an entrance hallway, fully fitted kitchen with breakfast bar utility room and snug/playroom, lounge, WC. On the first floor there are four well proportioned bedrooms, two of which have beautifully fitted ensuite. There is also a family bathroom with bath and separate shower.

Externally, to the front of the property there is a double driveway, garage access, lawned area, gated access leading to the rear.

The rear garden is laid to lawn with attractive borders with mature shrubs and two timber garden sheds, there is also a patio area.

**Entrance Hallway**

Composite front door to hallway, central heating radiator, stairs to first floor, doors to;

**WC**

WC, wash hand basin, inset spotlights.

**Lounge**

14'05 x 11'02 (4.39m x 3.40m)

Window to front elevation, central heating radiator.

**Kitchen/Diner**

24'10 x 9'04 (7.57m x 2.84m)

An open plan kitchen diner comprising a range of well appointed wall and base units with complimentary work surfaces incorporating one and half sink and drainer, integral appliances includes; double oven, gas hob, fridge, freezer, dishwasher. Breakfast bar, inset spotlights, two central heating radiator, two windows to rear elevation, door to utility room, opening to playroom.

**Utility Room**

6'010 x 4'03 (2.08m x 1.30m)

Further units and work surfaces with space and plumbing for washing machine and tumble dryer, door leading outside.

**Play Room**

9'09 x 8'06 (2.97m x 2.59m)

Window to rear elevation, central heating radiator, French doors leading to the garden.

**Landing**

Window to side aspect, central heating radiator, airing cupboard housing water cylinder, further storage cupboard, loft access hatch to a boarded loft, doors to;

**Bedroom 1**

10'03 x 11'02 (3.12m x 3.40m)

Window to front elevation, central heating radiator, built in wardrobes, door to ensuite.

**Ensuite**

7'0 x 5'11 (2.13m x 1.80m)

A spacious ensuite comprising; WC, wash hand basin with

vanity unit, large walk in shower, window to front aspect, central heating radiator.

**Bedroom 2**

9'08 x 8'06 (2.95m x 2.59m)

Window to rear elevation, central heating radiator, built in wardrobes, door to ensuite.

**Ensuite**

7'02 x 5'06 (2.18m x 1.68m)

Comprising; WC, wash hand basin with vanity unit, large walk in shower, window to rear aspect, central heating radiator.

**Bedroom 3**

9'06 x 8'05 (2.90m x 2.57m)

Window to rear elevation, central heating radiator, built in wardrobes.

**Bedroom 4**

9'04 x 6'11 (2.84m x 2.11m)

Window to front elevation, central heating radiator.

**Bathroom**

7'10 x 8'06 (2.39m x 2.59m)

A spacious bathroom comprising; WC, wash hand basin with vanity unit, shower cubicle, bath with handheld shower, central heating radiator, window to side aspect.

**Integral Garage**

16'06 x 8'03 (5.03m x 2.51m)

Accessed via up and over door, lighting and power, wall mounted boiler.

