



Hooton Way, Hooton, CH66 6AH

£445,000

4 Bedroom 2 Reception 2 Bathroom C

****No Onward Chain - Stunning and Spacious Family Home - Open Plan Kitchen/Diner - Sought After Location****

Hewitt Adams are delighted to offer to the market this four double bedroom, detached family home on Hooton Way in Hooton. Set back on a quiet and sought after road, only a short journey to excellent amenities, good transport links are nearby including Hooton train station and catchment for highly acclaimed schools. The property occupies a generous plot that is perfectly suited towards family life. In Brief the Accommodation Affords Over 1937 Square Foot

In brief the bright, spacious and versatile living accommodation affords; entrance hall, spacious lounge, , 22 ft open-plan kitchen diner leading into a sitting room, a beautifully fitted ground floor shower room. To the first floor there are four double bedrooms and a stunning family bathroom. There is also a garage with lighting, power, heating and a utility area.

Externally, to the front of the property there is a large gravel driveway with ample off-road parking for multiple vehicles, a front garden, mature tree, gated access to the rear garden. The rear garden affords a sunny aspect, mainly lawned with secure boundaries, patio and gravel area and a timber storage area..

Early possession is possible with the added benefit on no ongoing chain - please call Hewitt Adams on 0151 336 0808 to view.

Entrance Hall

14'09 x 11'00 (4.50m x 3.35m)

Timber front door to hallway, radiator, stairs to first floor, oak doors to;

Lounge

20'08 x 11'11 (6.30m x 3.63m)

Two windows to rear elevation, central heating radiator.

Kitchen/Diner

22'11 x 11'09 (6.99m x 3.58m)

An open plan area perfect for family living, comprising a range of wall and base units with stunning granite work surfaces incorporating sink and drainer, integrated appliances includes; range style cooker, dishwasher, space for fridge freezer, windows to side and front elevations, radiator, opening to sitting room/snug.

Sitting Room/Snug

14'03 x 13'08 (4.34m x 4.17m)

Window to rear aspect, French doors leading outside, vertical radiator, tiled flooring.

Ground Floor Bathroom

9'05 x 7'06 (2.87m x 2.29m)

A beautifully fitted bathroom comprising; WC, wash hand basin, bath with shower over, vertical radiator, window to side aspect.

Garage/Utility

18'01 x 10'07 (5.51m x 3.23m)

Lighting, power, radiator, utility area with sink and drainer and space and plumbing for washing machine and tumble dryer, door to side.

Landing

Window to front elevation, loft access hatch with access to a fully boarded loft space, oak doors leading to;

Bedroom 1

18'06 x 12'01 (5.64m x 3.68m)

Window to rear aspect, central heating radiator.

Bedroom 2

14'03 x 11'10 (4.34m x 3.61m)

Window to rear aspect, central heating radiator.

Bedroom 3

12'06 x 12'00 (3.81m x 3.66m)

Window to front aspect, central heating radiator.

Bedroom 4

13'06 x 9'04 (4.11m x 2.84m)

Window to front and side aspect, central heating radiator.

Shower Room

10'01 x 5'11 (3.07m x 1.80m)

A beautifully fitted shower room comprising; WC, wash hand basin, walk in shower, window to side aspect, vertical radiator.

