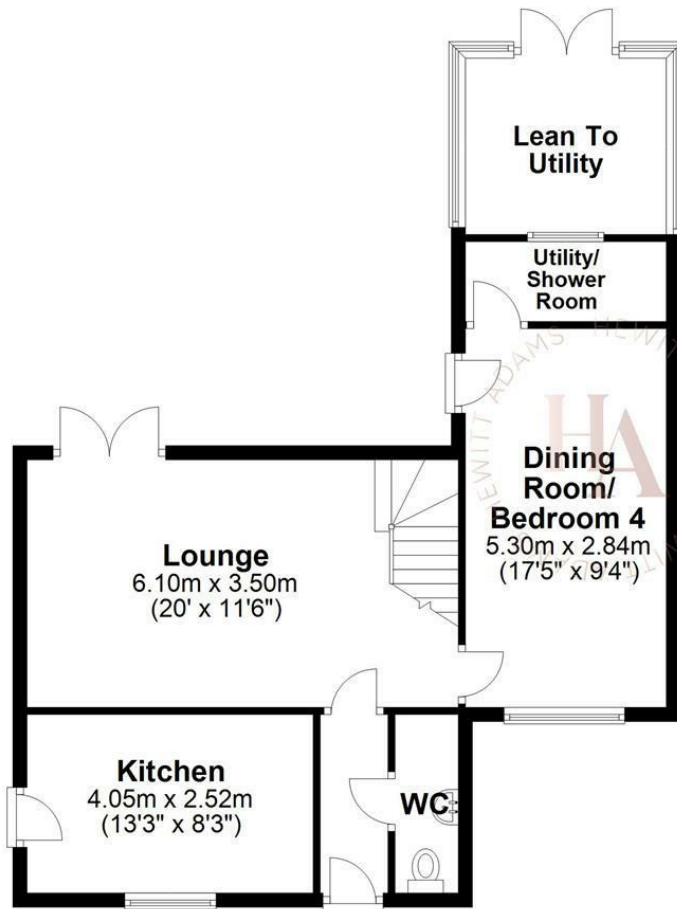




Ground Floor

Approx. 63.6 sq. metres (685.0 sq. feet)



First Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



Total area: approx. 101.1 sq. metres (1088.0 sq. feet)
For illustration purposes only - not to scale

Copse Grove, Wirral, CH61 4YP
Offers In The Region Of £335,000

3 Bedroom 2 Reception 2 Bathroom

Hewitt Adams are delighted to offer to the market this immaculately presented and extended three-bedroom detached family home, occupying a prime position on the highly desirable Copse Grove in Irby. Tucked away within a quiet cul-de-sac, the property is ideally located just a short stroll from Irby Primary School and the heart of Irby Village, making it perfectly suited to families.

This superb home has been thoughtfully upgraded and improved by the current owners in recent years, resulting in a stylish and energy-efficient living space ready for immediate occupation. Notable enhancements include a ground floor extension, creating a versatile additional reception room which can serve as a dining room or optional fourth bedroom, complete with a utility area and modern shower room. Further improvements include a contemporary shaker-style kitchen, a refitted family bathroom, new flooring throughout, full redecoration, as well as the installation of solar panels and an air source heat pump.

The accommodation in brief comprises a welcoming entrance hall, downstairs WC, a spacious and bright lounge, and the extended dining room/fourth bedroom with adjoining utility and shower facilities. The modern kitchen is finished to a high standard and offers a practical yet attractive space for everyday living. To the first floor are three well-proportioned bedrooms and a stylish family bathroom.

Externally, the property benefits from a sunny aspect rear garden which backs directly onto open fields and greenbelt land, affording a peaceful and picturesque outlook. The garden is mainly laid to lawn with a generous Indian stone patio, ideal for outdoor dining and entertaining. A large covered carport provides a versatile sheltered space, perfect for relaxing, entertaining, or practical use, along

Front Entrance

Into;

Hall

Radiator

W.C

W.C, wash hand basin

Lounge

Double glazed patio doors, radiator, power points

Dining Room / Bedroom Four

Double glazed window, radiator, power points, door into;

Utility / Shower Room

Housing the air source heat pump, inset Belfast sink, double glazed window, Shower

Kitchen

Stylish modern shaker style kitchen with wall and base units, wooden worktops, wooden flooring, integrated fridge, integrated oven and hob, integrated dishwasher, Belfast sink, double glazed window, side door to garden

UPSTAIRS

Bedroom One

Double glazed window, radiator, power points, fitted wardrobes

Bedroom Two

Double glazed window, radiator, power points

Bedroom Three

Double glazed window, radiator, power points

Bathroom

Stylish modern bathroom with tiled bath with shower above, wash hand basin, low level W.C, towel rail. Fully tiled. Double glazed window

EXTERNALLY

Externally, the property benefits from a sunny aspect rear garden which backs directly onto open fields and greenbelt land, affording a peaceful and picturesque outlook. The

garden is mainly laid to lawn with a generous Indian stone patio, ideal for outdoor dining and entertaining. A large covered carport provides a versatile sheltered space, perfect for relaxing, entertaining, or practical use, along with off-road driveway parking. Additionally, there is a rear conservatory currently utilised as a utility area, offering further flexibility.

Lean To

Used as a utility area. Accessible from the garden

