





Total area: approx. 144.8 sq. metres (1558.9 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS



Seven Acres Lane, CH61 7XY

£535,000

4 Bedroom | 2 Reception | 2 Bathroom | C

Prepare to be impressed — this is a true wow-factor home in one of Thingwall's most sought-after locations.

Hewitt Adams is thrilled to present this exceptional, recently developed four-bedroom detached bungalow on the ever-popular Seven Acres Lane. Perfectly positioned within walking distance of well-regarded schools, local shops, and amenities, this stunning home combines convenience with luxury living.

Set on an impressive and generous plot, the property boasts a beautifully sunny rear garden that simply must be seen to be fully appreciated — a perfect space for relaxing, entertaining, and enjoying the outdoors.

Internally, the home has been significantly extended and finished to an outstanding standard throughout. At its heart is a spectacular (and huge) high-specification kitchen diner living area, featuring a striking vaulted ceiling and bi-folding doors that seamlessly connect indoor and outdoor living.

The accommodation continues to impress with four well-proportioned bedrooms, including a luxurious principal suite complete with a stylish ensuite. A spacious lounge provides the perfect retreat, while a contemporary family bathroom completes the layout. Externally, the property offers ample off-road parking for multiple vehicles, adding further practicality to this already exceptional home.

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Front Entrance
Into;

Hall
Underfloor heating

Lounge
16'0" x 10'9" (4.9 x 3.3)
Double glazed window. power points, underfloor heating

Open Plan Kitchen Dining Living Room
20'0" x 22'3" (6.1 x 6.8)
WOW FACTOR open plan kitchen dining living room with vaulted ceiling with velux windows, bi-folding doors, high quality stylish shaker style kitchen with central island, quartz worktops, inset sink, integrated appliances that include fridge freezer, microwave, double oven and hob, wine-chiller. With underfloor heating.

Utility
10'5" x 7'2" (3.2 x 2.2)
Wall and base units, inset sink, space for washing machine double glazed window, rear door, underfloor heating

Bedroom One
11'5" x 10'2" (3.5 x 3.1)
Double glazed window, power points, underfloor heating, door into;

En-Suite
Luxurious shower-room with shower, low level W.C, wash hand basin vanity, heated towel rail, double glazed window, tiled floor with underfloor heating

Bedroom Two
11'5" x 12'7" (3.5 x 3.86)
Double glazed window, power points, underfloor heating

Bedroom Three
13'1" x 9'6" (4.00 x 2.9)
Double glazed window, power points, underfloor heating

Bedroom Four
9'6" x 9'10" (2.9 x 3.0)
Double glazed window, power points, underfloor heating, power points

Bathroom
Luxurious family bathroom with bath with shower above, low level W.C, wash hand basin vanity, heated towel rail, double glazed window, tiled floor with underfloor heating

EXTERNALLY
Front Aspect - Generous off-road driveway parking for 3 or more vehicles. Side gate access to the rear garden.

Rear Aspect - HUGE rear garden with large patio perfect for outdoor entertaining, and an enormous lawned rear garden.

Council Tax Band
D










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