



Total area: approx. 171.4 sq. metres (1844.6 sq. feet)  
For illustration purposes only - not to scale

## Hazel Grove, Irby, CH61 4UY

£500,000

4 Bedroom 2 Reception 2 Bathroom

\*\*Four Bedroom Detached Dormer Bungalow - Sought After Irby Location - Large Plot & Garden\*\*

Hewitt Adams is thrilled to showcase Hazeldene to the market! This deceptively large DETACHED dormer bungalow is located on Hazel Grove - a PRIME IRBY LOCATION, a short walk from the CENTRE of the Village, the local park and Irby Primary School.

This UNIQUE property boasts a smorgasbord of characterful features such as DOUBLE HEIGHT CEILINGS, EXPOSED INTEGRAL BRICKWORK, OPEN-PLAN LIVING and attractive woodwork. Internal views are essential to appreciate how much of a one-off Hazeldene truly is.

Deceptively spacious, the property offers VERSATILE ACCOMMODATION that would suit both families or those looking for a 'future-proofed' bungalow in a charming setting, with a wonderful garden to appreciate.

In brief the accommodation affords: entrance hall, lounge with vaulted ceiling, open plan kitchen dining / sitting room, conservatory, 2 ground-floor bedrooms and a modern shower-room. Upstairs there are two bedrooms - sharing a 'Jack & Jill' bathroom / en-suite, and either a nursery or home-office.



Front Entrance

Into:

Hall

Staircase to first floor, radiator, power points, cloaks-cupboard

Lounge

14'5" x 12'9" (4.4 x 3.9)

Double height ceiling, exposed brick fireplace, power points, radiator, TV point, wooden flooring

Kitchen Dining Room

21'3" x 11'5" (max) (6.5 x 3.5 (max))

Wall and base units, inset sink, integrated oven and hob, integrated fridge and freezer, counterworktops. side door. The kitchen has tiled floor, and opens into a generous dining room area with wooden flooring

Living Area & Study

21'3" x 8'10" (6.5 x 2.7)

Radiators, power points, double glazed doors into the conservatory

Bedroom

9'6" x 8'6" (2.9 x 2.6)

Double glazed window, radiator, power points

\*Currently used as a home office\*

Bedroom

11'1" x 11'1" (3.4 x 3.4)

Double glazed window, radiator, power points, wardrobes

Bathroom

Comprising shower, low level W.C, hand wash basin, towel rail, tiled jacuzzi bath

Conservatory

Overlooking the rear garden

UPSTAIRS

Bedroom

26'2" x 8'4" (max) (8.00 x 2.55 (max))

Double glazed window, radiator, power points wardrobes, door into:

En-Suite

Jack & Jill style shared en-suite bathroom comprising shower, low level W.C, wash hand basin

Bedroom

10'2" x 8'6" (3.1 x 2.6)

Double glazed window, radiator, power points, wardrobes

Study / Nursery

9'2" x 8'2" (2.8 x 2.5)

Double glazed window, radiator, power points

EXTERNALLY

Externally there is a Garage, driveway, front garden and a wonderful LANDSCAPED rear garden that has clearly been well-loved and maintained over the years. With patio, large lawns, flowerbeds.

