



Total area: approx. 142.3 sq. metres (1531.3 sq. feet)  
For illustration purposes only - not to scale

## Belmont Drive, Pensby, Merseyside CH61 9NB

£375,000

5 Bedroom 2 Reception 2 Bathroom

**\*\*Five Bedroom - Extended - Immaculate Family Home - Stunning S.W Facing Garden - Must View\*\***

Hewitt Adams is pleased to showcase this impressive FIVE BEDROOM family home located on the SOUGHT AFTER Belmont Drive in Pensby, a walk-able distance from Heswall town centre, and a mere minute or so drive in the car. The agents feel this is a brilliant amount of physical property for the price tag!

Within the CATCHMENT AREA for the highly regarded and popular local schooling options in this area. Sold with NO ONWARD CHAIN.

This fantastic home has been professionally EXTENDED with a wonderful LOFT-EXTENSION which has created two additional bedrooms - with the master even boasting an en-suite.

The home benefits from being on SOUTH WEST FACING side of the road and therefore enjoys a gorgeous, landscaped SUNNY ASPECT garden.

In brief the accommodation affords: entrance hall, family lounge, open-plan modern kitchen diner overlooking the garden. To the first floor there are three bedrooms and a stylish three-piece family bathroom. To the second floor there is the master bedroom and en-suite shower-room, and a fifth bedroom.

With off-road driveway parking, garage and a STUNNING landscaped sunny aspect rear garden with lawn patio and bbq area. Call Hewitt Adams on 0151 342 8200 to view.

**Front Entrance**

Into;

**Hall**

Staircase to first floor, radiator, power points

**Lounge**

16'6" x 11'8" (5.03 x 3.58)

Double glazed window, radiator, power points, TV point, fireplace

**Kitchen Dining Room**

19'1" x 12'4" (5.84 x 3.78)

Modern and stylish open-plan kitchen diner overlooking the stunning rear garden. With fitted wall and base units, integrated appliances, inset sink, peninsula island / breakfast bar, double glazed window, double glazed sliding doors to the garden

**FIRST FLOOR**

**Bedroom**

17'3" x 11'10" (5.28 x 3.61)

Double glazed windows, radiator, power points, fitted wardrobes

**Bedroom**

8'7" x 6'10" (2.62 x 2.10)

Double glazed windows, radiator, power points

**Bedroom**

12'7" x 11'10" (3.84 x 3.61)

Double glazed windows, radiator, power points, wardrobes

**Bathroom**

Comprising bath, low level w.c, wash hand basin, towel rail, fully tiled

**SECOND FLOOR**

**Master Bedroom**

12'9" x 12'7" (3.91 x 3.84)

Fitted wardrobes, radiator, power points, double glazed window, door into;

**En-Suite**

Shower, low level w.c, wash hand basin, towel rail, fully tiled, double glazed window

**Bedroom**

12'7" x 11'8" (3.84 x 3.58)

Double glazed velux windows, radiator, power points

**EXTERNALLY**

With off-road driveway parking, garage and a STUNNING landscaped sunny aspect rear garden with lawn patio and bbq area.

