



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

## Seven Acres Lane, CH61 7XY

£600,000

4 Bedroom 2 Reception 2 Bathroom

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.

**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.

