



Hopper Close, Grimsargh

Offers Over £260,000

Ben Rose Estate Agents are delighted to present to the market this beautiful three-bedroom semi-detached home, perfectly positioned on a quiet cul-de-sac in the highly sought-after area of Grimsargh. Offering a private front outlook and generously proportioned rooms, this property is ideal for family living. Its location is particularly appealing, with a charming green just across the road providing an excellent play space for children, while excellent transport links and a wide range of nearby amenities ensure everyday convenience.

The property opens into a spacious entrance hall, which provides access to all ground floor rooms and includes useful under-stair storage as well as a downstairs WC. At the front of the home sits the lounge, a generous reception room enhanced by a large front-facing window that floods the space with natural light.

To the rear, the heart of the home is revealed in a bright and welcoming modern kitchen/diner. Designed with both practicality and family gatherings in mind, this room features ample wall and base units, an integrated fridge freezer, oven and hob, dishwasher, and washing machine. There is plenty of space for a large dining table, and patio doors open directly out onto the rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, the property continues to impress with three well-sized bedrooms. The master and second bedroom are both generous doubles, each benefiting from fitted wardrobes, while the third is a comfortable single, perfect for a child's room or home office. The modern family bathroom has been upgraded with stylish tiling and features a bath with overhead shower. A handy storage cupboard can also be found off the landing.

Externally, the rear garden offers an excellent balance of lawn, decking, and patio, providing ample space for outdoor seating, entertaining, and storage. It is fully enclosed and benefits from gated access to the front of the home. To the front, the property enjoys a peaceful outlook across the green and offers a driveway with space for two cars.

This charming home combines a tranquil setting with excellent practicality, making it a perfect choice for families seeking both comfort and convenience in this desirable area.







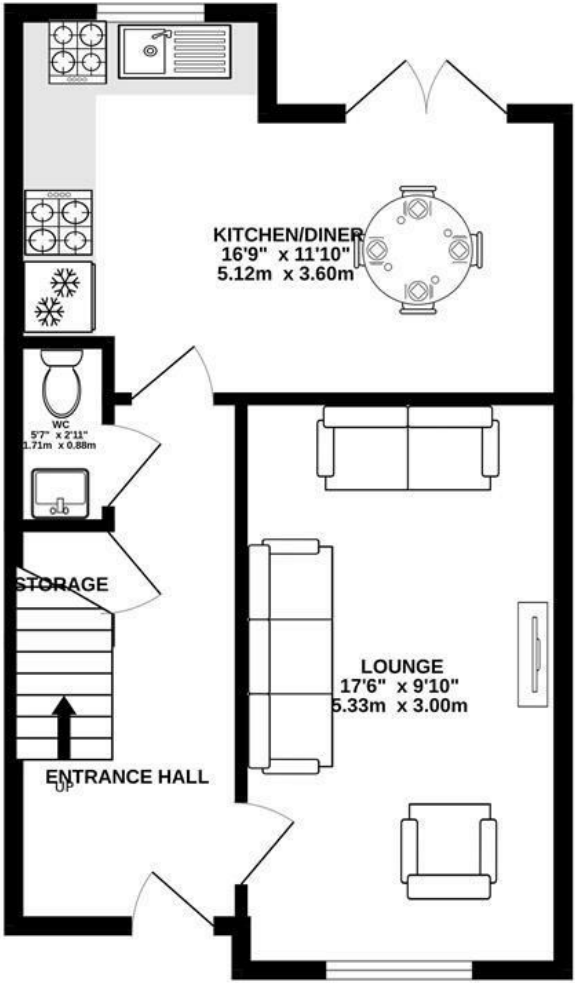




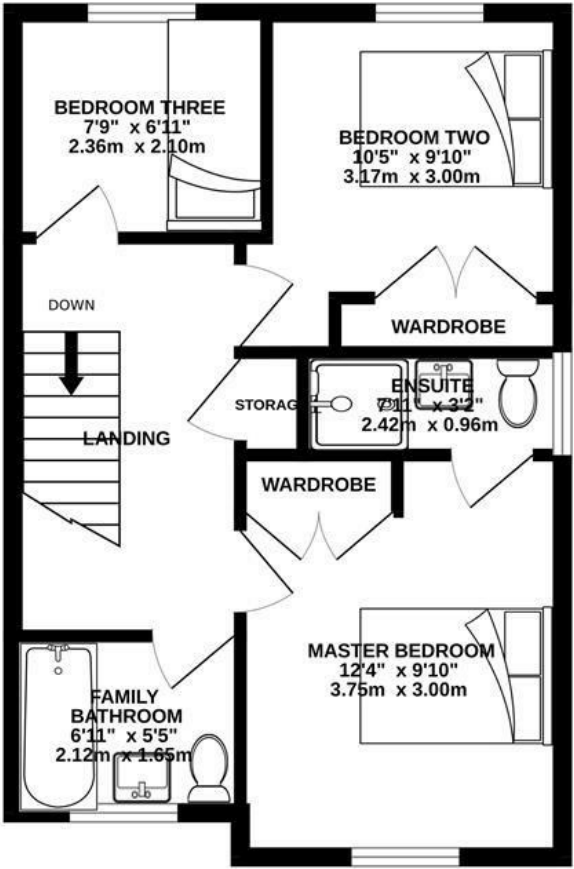


BEN ROSE

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

