



TOTAL FLOOR AREA : 256.25 sq. m. ( 2758.21 sq. ft. ) approx.

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Guide Price £800,000 to £850,000.

A fantastic and truly spacious detached family home, situated n the outskirts of Hoole. Offering a magnificent open plan living space, along with three further reception rooms, five bedrooms and swimming pool.

## FULL DESCRIPTION

Guide Price £800,000 to £850,000.

Located within Hoole Village and offered for sale with no onward chain, this substantial detached family home is situated on an enviable sized plot of approximately 1/3 acre. Offering nearly 3000 square feet of living space which is centered around a stunning open plan kitchen/dining/family room with bi-folding doors linking the outside space.

Upon entering the property there is a useful porch which opens into a spacious hallway with beautiful parquet flooring. There is a useful cloakroom wc, and three main reception rooms, a living room, sitting room and stunning garden room with bi-folding doors opening into the rear garden. The heart of the home is truly special in this home with a stunning open plan kitchen/dining/family room providing an ideal space for family or entertaining and benefiting from full width bi-folding doors. The kitchen is newly fitted and offers a range of integrated Smeg appliances and opens seamlessly into the dining and living space. There is a large wet room which leads into the pool room which houses a 'Endless Swimming Pool' To the first floor there is a large landing area, recently fitted family bathroom and enviable sized master bedroom with terraced balcony. There are four further bedrooms with one benefiting from an en-suite shower room.

Externally the property is entered through electronic double gates with the driveway providing off road parking for numerous vehicles and leading to the detached garage. There is a large lawned garden with fenced boundaries and a hedgerow boundary providing extra privacy. A timber gate gives access to the enclosed rear garden which offers an ideal private outdoor space, partly laid to lawn with large paved patio. Hoole itself offers a fantastic range of amenities including supermarkets, butchers and coffee shops, to bars and award winning restaurants. There are an array of local schools for all ages and for those who travel, the property is within easy reach of the M53 motorway and Chester Railway Station.

## ENTRANCE PORCH

Entered through a composite door into a useful porch with two decorative leaded windows and opening into the hallway.

## RECEPTION HALLWAY

A spacious hallway with beautiful parquet flooring, radiator and staircase rising to the first floor accommodation.

## CLOAKROOM WC

Fitted with a low level wc and wash hand basin, tiled flooring and recessed spot lights. There is also plumbing for a washing machine.

## LIVING ROOM

18'9 x 12'5 (5.72m x 3.78m)

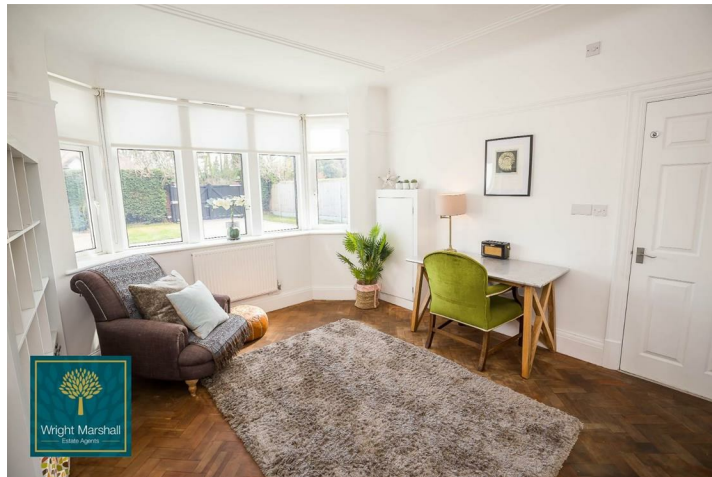
A lovely bright room with front aspect double glazed aluminium bay window, parquet flooring, central fireplace with Acquisitions multi-fuel stove. Two feature leaded windows, television point and a radiator.



## SITTING ROOM

14'10 x 12'3 (4.52m x 3.73m)

A versatile room with a front aspect double glazed aluminium bay window, parquet flooring, television point, radiator and fitted storage cupboards with space for appliances and plumbing for a washing machine.



## OPEN PLAN KITCHEN/DINING/FAMILY ROOM

40'2 x 17'11 (12.24m x 5.46m)

A stunning open plan space with four velux roof windows, engineered oak flooring and full width aluminium bi-folding doors.



## KITCHEN

A brand new kitchen which is fitted with a range of hi-gloss units with complementary work surfaces incorporating a breakfast bar. Integrated appliance including a Smeg Oven and Grill with separate five ring gas hob, Smeg dishwasher and a fridge freezer. With an inset stainless steel sink and drainer unit, engineered oak flooring and side aspect double glazed aluminium window. Opening into the dining area.



## DINING AREA

19'5 x 12'8 (5.92m x 3.86m)

Having veux roof windows, engineered oak floor, two designer radiators and full width aluminium bi-folding doors opening to the rear garden.

## FAMILY ROOM

20'9 x 17'11 (6.32m x 5.46m)

A fantastic and light space, with engineered oak floor, television point, designer radiator.

## GARDEN ROOM

15'7 x 11'10 (4.75m x 3.61m)

With aluminum bi-folding doors opening to the rear garden, engineered wooden flooring with under floor heating, recessed spot lights and fitted cupboard with sliding doors.



## SWIMMING POOL

15'7 x 14'10 (4.75m x 4.52m)

With a large double glazed aluminium window, under floor heating, recessed spot lights, wall mounted dehumidifier and endless swimming pool with swim current system. Benefiting from under water lights, hydrotherapy jets and a retractable security cover.



## WET ROOM

15'7 x 8'11 (4.75m x 2.72m)

A large space which is fitted with a wall mounted shower, low level wc and wash hand basin. With recessed spot lights and a non slip vinyl floor with under floor heating.

## FIRST FLOOR LANDING

A spacious landing with a large double glazed window overlooking the front garden, loft access and a radiator.

## MASTER BEDROOM

18'2 x 15'7 (5.54m x 4.75m)

A large double bedroom a double glazed window overlooking the rear garden and aluminium double glazed French doors opening out to a tiled balcony. With coved ceiling, television point and three radiators.



## BALCONY

15'7 x 4'6 (4.75m x 1.37m)

Offering space for a table and chairs, with tiled floor and wrought iron railings.

## BEDROOM TWO

12'5 x 11'8 (3.78m x 3.56m)

A double bedroom with front aspect double glazed aluminium bay window, television point, picture rail and a radiator. Door opening to the en-suite shower room.



## EN-SUITE SHOWER ROOM

Fitted with a large walk in shower, low level wc and a wash hand basin. Tiled flooring, recessed spot lights, extractor fan and heated towel rail.

## BEDROOM THREE

14'10 x 12'2 (4.52m x 3.71m)

A double bedroom with a front aspect double glazed aluminium bay window, fitted double wardrobe with sliding doors, television point, picture rail and a radiator

## BEDROOM FOUR

12'5 x 9'8 (3.78m x 2.95m)

A further double bedroom with double glazed window overlooking the rear garden, television point, picture rail and radiator.

## BEDROOM FIVE

9'7 x 7 (2.92m x 2.13m)

With a double glazed window overlooking the rear garden, picture rail and radiator.

## FAMILY BATHROOM

The bathroom is fitted with a four piece suite which comprises, a large walk in shower cubical with rain-head shower, a roll top bath, low level wc and wall mounted wash hand basin. Tiled flooring, a rear aspect window and heated towel rail.



## OUTSIDE

Approached through electric double gates which open onto a block paved driveway providing off road parking for several vehicles and leading to the detached garage. The adjacent gardens are laid to lawn with fenced boundaries and mature hedgerow providing extra privacy. To the rear of the property is an enclosed garden which offers a lawned garden and large patio area, idea for entertaining and with the added benefit of not being over looked from the rear.



## GARAGE

A large detached garage with an up and over garage door, power and lighting.