



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

## Oakdene Close, Bromborough, Merseyside CH62 6DR

£275,000

4 Bedroom 3 Reception 2 Bathroom C

Hewitt Adams are delighted to welcome to the market this stunning family home located in an extremely popular area of Bromborough, just a few minutes away from a large variety of amenities, transport links and schooling. Situated in the corner of a peaceful cul-de-sac, this extended four bedroom home briefly comprises of; Entrance hall, living room, dining room, kitchen/breakfast room, third reception room/office, utility room, master bedroom with en suite shower room and walk -in wardrobe, three further bedrooms, family bathroom, garage, landscaped rear garden and a spacious driveway that welcomes off road parking for multiple vehicles.

**Entrance Hall**

Composite front door with frosted glass panelling, wood effect flooring, radiator, stairs to the first floor with built in storage cupboard.

**Living Room**

13'6 x 11'6 (4.11m x 3.51m)

Wood effect flooring, television point, double glazed window to the front elevation, gas fire with marble surround, radiator, opening into dining room.

**Dining Room**

10'5 x 10'01 (3.18m x 3.07m)

Wood effect flooring, radiator, double glazed patio doors opening into the rear garden.

**Third Reception Room**

11' x 10'11 (3.35m x 3.33m)

Solid oak flooring, radiator, television and telephone points, double glazed window to the front elevation. Currently being used as an office.

**Kitchen/Breakfast Room**

17'10 x 10'07 (5.44m x 3.23m)

A spacious kitchen/breakfast room fitted with a range of modern wall and base units with roll edge work surfaces, splash back areas, stainless steel one and a half bowl sink with drainer unit, fitted rangemaster cooker with extractor hood over, breakfast bar, space for American fridge/freezer along with further appliances, two double glazed windows to the rear elevation, radiator.

**Utility Room**

15'11 x 6'05 (4.85m x 1.96m)

Fitted wall and base units with roll edge surfaces and incorporating a stainless steel sink with drainer unit, tile effect flooring, space and plumbing for a washing machine, double glazed doors to both the front and rear elevation along with a double glazed door leading into the garage.

**Garage**

16'07 x 11'01 (5.05m x 3.38m)

Up and over door to the front, power and lighting, ample storage space and a frosted double glazed window to the side elevation.

**Landing**

Loft access along with doors leading to all four bedrooms and family bathroom.

**Master Bedroom**

15'05 x 14'10 (4.70m x 4.52m)

Television point, radiator, dressing area, two double glazed windows to the front elevation one of which is frosted. Also benefitting a separate walk-in wardrobe.

**Master En Suite**

6'8 x 6'3 (2.03m x 1.91m)

Walk-in shower cubicle, wash hand basin with tiled splash backs, push button wc, wood effect flooring, heated towel rail, extractor fan, frosted double glazed window to the rear elevation.

**Bedroom Two**

12'11 x 10'7 (3.94m x 3.23m)

Built in storage cupboard, radiator, double glazed window to the front elevation.

**Bedroom Three**

11'3 x 10'9 (3.43m x 3.28m)

Radiator, double glazed window to the rear elevation.

**Bedroom Four**

7'7 x 6'10 (2.31m x 2.08m)

Radiator and a double glazed window to the front elevation, currently being used as an office.

**Family Bathroom**

8'4 x 7'3 (2.54m x 2.21m)

A modern white bathroom suite with a P shaped bath and fitted shower over, wash hand basin, push button wc, splash back areas, radiator, fitted spotlights, frosted double glazed window to the rear elevation.

**Outside**

The front of the property welcomes a tarmacked drive offering ample off road parking and with gated access leading to the rear of the property. The rear of the property enjoys a south westerly facing and well proportioned landscaped garden, mainly laid to lawn with mature shrubs and borders, a patio area, water point, timber garden shed and secure fenced boundaries.

