



Hogarth Drive, Noctorum, Prenton, CH43 9HA

welcome to

Hogarth Drive, Noctorum Prenton

THE HOUSE THAT JUST KEEPS ON GIVING!

Perfect for growing families or anyone who simply enjoys having more space than they know what to do with. Ideally located close to excellent schools, local shops and motorway links to Liverpool and Chester. Trust us, this one is a serious showstopper!



Property Description

WARNING: Viewing this property may result in immediate house envy!

If you've been dreaming of a home that ticks every box, adds a few extra boxes, and then ticks those too, then prepare to fall head over heels for this exceptional four-bedroom detached family home complete with a fully functioning annex.

From the moment you arrive, it's clear this property is something special. Offering generous and versatile accommodation throughout, this beautifully presented home is ideal for growing families, or anyone who has ever uttered the words, "I just wish we had a bit more space..." Step inside and you'll discover not one, not two, but three reception rooms, giving everyone their own space to relax. The heart of the home is the spacious kitchen, which flows effortlessly into the bright conservatory - the perfect spot for morning coffee, or pretending you're abroad when the British weather gives you ten minutes of sunshine. Upstairs you'll find four well-proportioned bedrooms, including a fantastic principal bedroom with en-suite facilities, alongside a stylish family bathroom. With three bathrooms in total, the morning rush can finally become a thing of the past. No more queuing outside the bathroom clutching a toothbrush and negotiating time slots. And then there's the annex...Just wow!! Externally, the property continues to impress with attractive front and rear gardens providing space for outdoor entertaining, Off-road parking completes the package. View Now!!

Agents Note

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Hall

Double-glazed composite door to the front and under stairs study.

Cloakroom

Double-glazed window to the side, radiator and wash hand basin.

Office

11' 6" x 8' 5" (3.51m x 2.57m)

Double-glazed bay window to the front and radiator.

Lounge

17' 9" x 11' 6" (5.41m x 3.51m)

Double-glazed bay window to the front, radiator and electric fire.

Dining Room

13' 6" x 9' 2" (4.11m x 2.79m)

Double-glazed patio doors to the rear and radiator.

Kitchen

17' x 11' 3" (5.18m x 3.43m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob, dishwasher and washing machine, and central heating boiler. Radiator and double-glazed window to the rear.

Conservatory

12' x 8' 10" (3.66m x 2.69m)

Double-glazed windows to the side and rear and double-glazed patio doors giving access to the side.

First Floor Landing Bedroom One

19' x 12' (5.79m x 3.66m)

Double-glazed bay window to the front, radiator and built-in wardrobes.

En-Suite

Comprising shower cubicle, wash hand basin and WC. Bathroom cabinet, radiator and double-glazed window to the front.

Bedroom Two

11' 3" x 10' (3.43m x 3.05m)

Double-glazed window to the rear and radiator.

Jack & Jill Shower Room

Jack & Jill shower room shared between bedrooms two and four comprising shower cubicle, wash hand

basin and WC.

Bedroom Three

11' 5" x 8' (3.48m x 2.44m)

Double-glazed window to the front and radiator. Access to the Jack & Jill shower room.

Bedroom Four

12' 6" x 8' 6" (3.81m x 2.59m)

Double-glazed window to the rear and radiator.

Bathroom

Three piece bathroom suite comprising bath, wash hand basin and WC. Bathroom cabinet, radiator and double-glazed window to the rear.

Outside

Rear garden and access to the Granny Flat.

Rear Garden

Rear garden with lawn flagstones and decking. Mature foliage and trees.

Granny Flat

Annex Lounge

16' 9" x 14' 1" (5.11m x 4.29m)

Two double-glazed patio doors to the front and radiator.

Annex Kitchen

Comprising wall and base cupboards, sink and drainer unit and radiator.

Annex Shower Room

Comprising shower cubicle, wash hand basin and WC. Double-glazed window to the front and radiator.

Annex Bedroom

16' 9" x 9' 1" (5.11m x 2.77m)



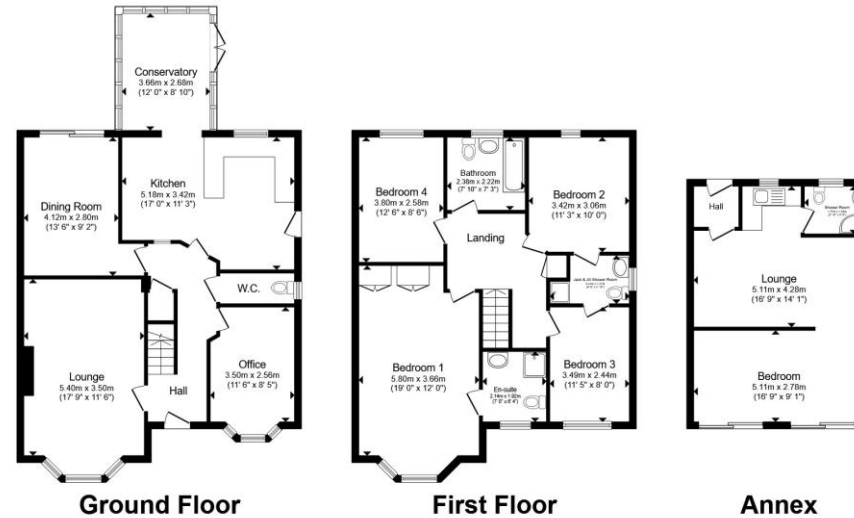
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welcome to Hogarth Drive, Noctorum Prenton

- Four Bedroom Detached House
- Fully Functioning Annex
- Three Reception Rooms
- Downstairs W.C
- Kitchen & Conservatory

Tenure: Freehold EPC Rating: C
Council Tax Band: E



£495,000

Total floor area 199.6 m² (2,148 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116666 - 0004

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0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON,
Merseyside, CH42 8PE



jonesandchapman.co.uk