



Well Lane, Heswall, Wirral CH60 8NQ
£1,250,000

5 Bedroom 3 Reception 2 Bathroom

****Five Bedroom Detached Family Home - Large & Private Grounds - Prestigious Gayton Location****

Hewitt Adams is proud to have the opportunity to market this quite exceptional family home located on one of Gayton and Heswall's MOST DESIRABLE addresses. Well Lane is a HUGELY POPULAR location and this particular property is even more unique in that it is well set back from the road in PRIVATE GROUNDS of roughly 1/2 an acre.

This substantial DETACHED family home is accessed via electric gates, and is surrounded by mature trees, in total seclusion. The property is PERFECTLY ORIENTATED within this plot to enjoy a SOUTH FACING rear garden that has clearly been much loved and landscaped throughout the owner's occupation of the home.

In brief the accommodation affords: entrance porch, hall, lounge, dining room, study / snug, cloak-room and W.C., kitchen and utility, and a large conservatory and spectacular sun-terrace off it. Upstairs there are five DOUBLE bedrooms, the master bedroom enjoys two dressing rooms and en-suite.

Externally the property boasts a large driveway affording a remarkable amount of off-road parking, there is an EXTENDED detached double garage. With a most impressive landscaped rear garden which benefits from being SOUTHERLY facing. With large patio areas, plush established lawns and mature trees, bedded plants and hedgerows.

Front Entrance

Into:

Porch

Tiled floor, door into:

Hall

Oak-staircase, radiator, power points, double glazed window

Lounge

Double glazed window to front aspect, radiator, power points, TV point, double glazed patio doors to the garden with an impressive view of the gardens, fireplace with stone surround

Dining Room

Double glazed window to rear aspect overlooking the garden, radiator, power points

Kitchen

Fitted kitchen with wall and base units, central island, inset sink and drainer, integrated double oven, integrated fridge and freezer, integrated dishwasher, double glazed window, tiled floor, door into:

Utility

Wall and base units, inset sink, wall-mounted Vailant boiler, double glazed window, tiled floor, space for fridge freezer, radiator, side door to garden and side patio

Conservatory

Tiled floor, power points, double glazed doors out to the incredible rear garden, access out onto the Southerly facing patio - perfect for outdoor entertaining

Study

Fitted bespoke solid wood office furniture, double glazed window, radiator, power points

Cloak-Room & W.C

Cloak-room and W.C, comprising W.C, and wash hand basin, radiator

UPSTAIRS

Bedroom One

A large master bedroom suite with two dressing room areas with fitted wardrobes in each. It would be easy to reconfigure on of these dressing rooms back into a fifth bedroom if so required.

With double glazed windows overlooking the stunning rear garden, radiator, power points, door into:

En-Suite

Comprising bath, low level W.C, wash hand basin, towel rail, double glazed window

Bedroom Two

With double glazed windows overlooking the rear garden, radiator, power points, fitted wardrobes

Bedroom Three

With double glazed windows, radiator, power points, vanity basin, fitted wardrobes

Bedroom Four

With double glazed windows, radiator, power points, fitted wardrobes

Bathroom

Comprising bath, shower, low level W.C, wash hand basin, towel rail, double glazed window, fully tiled

EXTERNALLY

Externally the property boasts a large driveway accessed via electric gates, affording a remarkable amount of off-road parking. There is an EXTENDED detached double garage.

With a most impressive landscaped rear garden which benefits from being SOUTHERLY facing. With large sunny aspect patio area, plush established lawns and mature trees, bedded plants and hedgerows.

Such is the size of the rear garden that there is enormous potential for further extending or reconfiguring the home if new owners so wished - subject to the necessary approvals.

