



Total area: approx. 209.5 sq. metres (2255.1 sq. feet)

## Dibbinsdale Road, Wirral, Wirral CH63 0HQ

Offers Over £650,000

5 Bedroom 2 Reception 2 Bathroom

\*\*One Of A Kind Family Home - Spectacular Gardens & Views Over Dibbin Valley - Approximately 2,200 SQFT - Sold With No Onward Chain\*\*

Hewitt Adams was blown away upon our visit to this UNIQUE family home on Dibbinsdale Road, located in an idyllic setting overlooking the River Dibbin. Situated in close proximity to Dibbinsdale Wood, Raby Mere, and a walkable distance to the Croft Retail park and local schools. As well as conveniently placed for access to the motorway and A41.

This DETACHED 5 bedroom Kit House style home was built in 1981 and from the front, on your initial approach to the property offers no clue of what is to come! At just over 2,000 SQFT the property offers SPACIOUS, LIGHT & AIRY accommodation spread pleasingly across three floors. The entire property is flooded by NATURAL LIGHT and has clearly been built and designed to maximise ENJOYMENT of the INCREDIBLE GROUNDS and VIEWS that the property benefits from to the rear.

With a SOUTH WESTERLY FACING ASPECT - the property enjoys a tremendous amount of SUNSHINE and even offers a WOW-FACTOR raised composite sun-terrace and balcony overlooking the ground and River Dibbin.

In brief the accommodation affords: entrance porch, dining hall, shower-room, large family lounge, breakfast kitchen, orangery opening out onto the raised balcony with glass balustrades. On the first floor there are three bedrooms and the main family bathroom. The second floor boasts a further two bedrooms and a W.C. that services both bedrooms.

**Front Entrance**

Into:

**Porch**

Door to:

**Dining Hall**

14'11" x 16'2" (max) (4.56 x 4.94 (max))

Staircase to first floor, radiator, power points, feature fireplace, double glazed window offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, leading to the family lounge and to the kitchen

**Shower-Room**

Comprising shower, low level W.C, wash hand basin, double glazed window

**Lounge**

23'3" x 16'2" (7.10 x 4.94)

Double glazed windows offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, feature fireplace, radiator, power points, TV point, double glazed sliding door to elevated balcony overlooking the wonderful garden

**Kitchen**

9'10" x 16'2" (3.01 x 4.94)

Stylish modern Shaker style fitted kitchen with Quartz worktops, Quartz topped breakfast bar placed beneath a window offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, inset sink and drainer with Quooker instant hot water tap, integrated appliances that include dishwasher, washing machine, microwave, fridge and freezer, Rangemaster style cooker, door to:

**Orangery**

19'2" x 12'7" (5.86 x 3.85)

Impressive large 'steeped' Orangery/Conservatory with radiators, power points, double glazed patio doors leading to the LARGE BALCONY TERRACE with glass balustrades offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley and the gardens

**FIRST FLOOR**

**Bedroom One**

13'1" x 14'6" (4.01 x 4.44)

Double glazed windows offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, radiator, power points, wardrobes

**Bedroom Two**

11'4" x 13'1" (3.47 x 4.00)

Double glazed window offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, radiator, power points, wardrobes

**Bedroom Three**

8'1" x 12'4" (2.47 x 3.78)

Double glazed windows offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, radiator, power points

**Bathroom**

Comprising shower, bath, low level W.C, wash hand basin, towel rail, offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley

**SECOND FLOOR**

**Bedroom Four**

17'7" x 5'8" (5.38 x 1.74)

Double glazed window offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, radiator, power points

**W.C**

W.C, wash hand basin

**Bedroom Five**

23'5" x 5'8" (7.16 x 1.74)

Double glazed window offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, radiator, power points

**EXTERNALLY**

With off-road driveway parking for five cars, garage x 2, and a car-port. With SPECTACULAR gardens that are SOUTH WESTERLY facing with pristine lawns, established flowerbeds, pond and mature trees and the River Dibbin as a backdrop.

**Garage x 2**

Electric up & over doors, housing the combi boiler

**Car-Port**

The underside of the large raised balcony terrace - this is a HUGE space that could readily be converted into a games-room, home gym or alternative accommodation - subject to planning regs and consents.

