



Total area: approx. 198.2 sq. metres (2133.5 sq. feet)
For illustration purposes only - not to scale

Cottage Drive West, Wirral, Wirral CH60 8NX

£925,000

4 Bedroom 3 Reception 2 Bathroom D

Impressive Detached Home - Sought After Area - Estuary Views - Immaculate Accommodation - Over 2,000 SQFT

Hewitt Adams is thrilled to showcase this truly special home. Located on the ENVIABLE location of Cottage Drive West in Gayton - this fantastic home occupies a GENEROUS PLOT with impressive ESTUARY & WELSH FOOTHILLS VIEWS to the rear.

In brief the accommodation affords: entrance hall, lounge, dining room, study, W.C, shaker-style dining kitchen, utility room. Upstairs there are four good-sized bedrooms, with one en-suite, and the main family bathroom.

The property is presented IMMACULATEDLY and equipped with impressive OAK & HARDWOOD finishes. The agents were particularly IMPRESSED by how light and airy the property was - all of which adds to the charming, homely feel.

With a generous front In & Out driveway, Garage and a SOUTHERLY FACING rear garden that is a FEATURE OF PARTICULAR NOTE. Generous in size, the gardens have also been extensively manicured and they include - large pond complete with lighting, a sweeping lawn, patio and decked areas.

Front Entrance

Into:

Hall

Oak flooring, oak staircase, radiator, power points

Lounge

19'6" x 14'0" (5.96 x 4.27)

Double glazed windows, radiator, power points, oak flooring, TV point, triple glazed patio doors to garden

Snug

15'0" x 14'6" (4.59 x 4.43)

Oak flooring, radiator, power points, triple glazed windows

Dining Room

Oak flooring, radiator, power points, triple glazed windows

Study

5'10" x 10'4" (1.78 x 3.17)

Oak flooring, triple glazed windows, radiator, power points

W.C

W.C, wash hand basin

Kitchen Diner

9'11" x 21'5" (3.03 x 6.53)

Shaker style cottage kitchen with tiled flooring, central island, space for fridge freezer, triple glazed windows, inset sink, space for dinner table, door to;

Utility

Space and plumbing for washing machine, side door

UPSTAIRS

Bedroom One

15'10" x 13'1" (4.84 x 3.99)

Triple glazed windows, fitted wardrobes, radiator, power points, door to;

En-Suite

Comprising shower, low level W.C, wash hand basin, tiled floor, towel rail

Bedroom Two

11'3" x 10'4" (3.44 x 3.17)

Triple glazed window with views over the garden and the estuary, radiator, power points

Bedroom Three

13'1" x 7'10" (4.01 x 2.39)

Triple glazed window with views over the garden and the estuary, radiator, power points

Bedroom Four

10'5" x 8'10" (3.18 x 2.70)

Triple glazed window with views over the garden and the estuary, radiator, power points

Bathroom

Comprising bath with shower above, low level w.c, wash hand basin vanity, triple glazed window

EXTERNALLY

With a generous front In & Out driveway, Garage and a SOUTHERLY FACING rear garden that is a FEATURE OF PARTICULAR NOTE. Generous in size, the gardens have also been extensively manicured and they include - a large pond with impressive feature steps down to it, complete with lighting. Boasting a sweeping lawn, patio and decked areas. A completely enclosed rear garden - safe for families with animals. With new fencing around the property.

