



Ground Floor
Approx. 205.3 sq. metres (2209.4 sq. feet)



Total area: approx. 205.3 sq. metres (2209.4 sq. feet)

Telegraph Road, Heswall, Wirral CH60 7SF

£895,000

4 Bedroom 2 Reception 3 Bathroom D

****Walk-In-Wow Factor - Contemporary Single-Level Living Family Home - No Chain! - Open Plan - Over 2,200 SQFT ****

Hewitt Adams is extremely pleased to showcase this extraordinary new addition to the market. This contemporary FOUR BEDROOM DETACHED single-level living home has been designed to an exceptional standard to offer modern, spacious and versatile family living accommodation. With a STUDY that could also be a fifth bedroom if needed.

Located on Telegraph Road, within walking distance from the centre of Heswall, and within walking distance of local Primary Schools. The property is completely private and situated in a good sized plot. Sold with NO CHAIN!

In brief the stunning accommodation affords: entrance hall with porcelain tiled floor, an impressive open-plan kitchen and living space with twin sets of aluminium bi-fold doors out onto the SOUTH FACING GARDEN. There's a further family lounge, study / fifth bedroom, W.C and utility area, four DOUBLE BEDROOMS - the master and second bedroom both offer walk in wardrobes and en-suite facilities and a luxury MERILYN PHILLIPS bathroom complete with free standing bath. The house boasts under-floor heating throughout and each room is individually controlled with its own thermostat.

Externally there is a generous front driveway with a detached brick-built Garage. To the rear is a SOUTH FACING garden that will make an incredible outdoor entertaining space both in the day and in the evenings. Call 0151 342 8200 to view.

Front Entrance

Composite front door with opaque glass panels to either side. Leading to:

Hall

Porcelain tiled floor with under-floor heating, heating thermostat, power points.

Open Plan Kitchen Diner

29'1" x 19'3" (8.89m x 5.89m)

Impressive open-plan kitchen, large dining and living area with a stylish array of floor to ceiling fitted kitchen units, central island with resin counter-top, inset sink and drainer, integrated induction hob, integrated floor to ceiling fridge, integrated floor to ceiling freezer, two integrated ovens, integrated dishwasher, porcelain tiled floor with under-floor heating, heating thermostat, TV point, power points, twin sets of bi-folding doors out to the sunny aspect south facing garden.

Utility

Fitted wall and base units, inset sink, space and plumbing for washing machine and dryer, porcelain tiled floor with under-floor heating.

W.C

Low level W.C, wash hand basin vanity unit, porcelain tiled floor with under-floor heating, airing cupboard

Lounge

19'3" x 12'9" (5.87m x 3.89m)

Generous family lounge with floor to ceiling double glazed windows to front aspect, modern feature recessed fireplace, TV point, power points, underfloor heating, heating thermostat.

Bedroom One

13'1" x 11'5" (3.99m x 3.48m)

Double glazed window to rear aspect overlooking the sunny aspect garden, power points, underfloor heating, heating thermostat, opens to:

Dressing Area

Generous arrangement of fitted floor to ceiling fitted wardrobes

En-Suite

Stylish modern wet-room with tiled floors and walls, shower, low level W.C, Wash hand basin vanity unit, double glazed window to rear aspect, underfloor heating

Bedroom Two

13'5" x 11'1" (4.09m x 3.40m)

Double glazed floor to ceiling windows to front aspect, fitted floor to ceiling wardrobes, power points, underfloor heating, heating thermostat.

Dressing Area

Generous arrangement of fitted floor to ceiling wardrobes.

En-Suite

Modern and stylish wet-room with tiled floor and walls, shower, low level W.C, Wash hand basin, double glazed window to side aspect, underfloor heating.

Bedroom Three

13'5" x 9'10" (4.09m x 3.02m)

Double glazed floor to ceiling window to front aspect, underfloor heating, heating thermostat, power points.

Bedroom Four

12'0" x 13'3" (3.68m x 4.04m)

Double glazed window to rear aspect, power points, TV point, underfloor heating, heating thermostat.

Study / Bedroom Five

8'0" x 10'2" (2.44m x 3.10m)

Double glazed floor to ceiling windows, power points, underfloor heating, heating thermostat.

Family Bathroom

Modern fully tiled Merilyn Phillips designed bathroom comprising; free standing pearl drop bath, shower, low level W.C, wash hand basin vanity unit, LED mirror, heated towel rail

EXTERNALLY

Front Aspect -

Generous attractive printed concrete driveway affording parking for several cars, artificial lawn area, Detached Brick Built Garage with matching K-Rend finish. With a High boundary wall ensuring complete privacy and providing excellent sound insulation.

Rear Aspect -

A fantastic outdoor entertaining space that will be readily enjoyed both throughout the day and during the evenings due to the carefully considered configuration and landscaping of this SOUTH FACING rear garden. With impressive raised decked balcony areas off the kitchen and living space, accessed via the bi-folding doors. With a good sized lawned garden that's ideal for families with children. With high hedgerows ensuring complete privacy.

Detached Garage

Electric up and over doors, power and lighting.

