



For illustration purposes only - not to scale

## Delavor Road, Wirral, Merseyside CH60 4RS

Offers Over £900,000

🛏 3 Bedroom   🛋 2 Reception   🚿 2 Bathroom   📊

**\*\*Incredible Detached Bungalow - Panoramic Estuary Views - South West Facing - Lower Heswall Location\*\***

Hewitt Adams is proud to have the opportunity to showcase this TRULY UNIQUE three bedroomed DETACHED bungalow located on Delavor Road in Heswall.

Occupying a CORNER PLOT the property enjoys an elevated position on the road, and yet the bungalow is completely on the flat, and due to this position the property enjoys PANORAMIC ESTUARY VIEWS.

Built by the owners, this ONE OF A KIND bungalow has been built to an EXACTING STANDARD and boasts plenty of kerb-appeal.

With a LARGE OPEN-PLAN KITCHEN DINING LIVING AREA overlooking the garden, estuary and Wales.

In brief the accommodation affords: entrance hall, lounge, open-plan kitchen diner and orangery, two ground-floor bedrooms - including one with en-suite shower-room, utility room and a W.C. Upstairs there is a master bedrooms with walk-in-dressing room, en-suite, and a balcony with SENSATIONAL VIEWS.

**Front Entrance**

Into:

**Hall**

Large and impressive welcoming hallway. With Amtico flooring, staircase, cupboards

**Lounge**

18'2" x 14'6" (5.54 x 4.43)

You can even enjoy wonderful views over the estuary from the lounge. With a modern media wall with shelving, inset fireplace and TV recess, radiator, power points

**Kitchen Diner**

27'6" x 14'5" (8.4 x 4.4)

Stunning shaker style modern integrated kitchen with a large Quartz and oak topped island taking centre stage! From this island you can look out across the garden and over the estuary to Wales. The kitchen has integrated appliances such as dishwasher, double oven with warming drawers, fridge and freezer. With double glazed window, with fitted electric blinds, patio doors to garden, Amtico flooring, opens to:

**Orangery**

12'9" x 11'7" (3.9 x 3.54)

Overlooking the gorgeous landscaped garden with the estuary as a further backdrop. With double glazed windows, patio doors, beamed ceiling. Amtico flooring.

**Utility**

9'6" x 5'11" (2.9 x 1.82)

Inset Belfast sink, space and plumbing for washing machines, double glazed window, tiled floor, door into:

**Garage**

18'4" x 18'8" (5.6 x 5.7)

Double garage with electric up and over doors.

**Bedroom One**

14'9" x 10'0" (4.50 x 3.06)

Double glazed windows, radiator, power points, door into:

**En-Suite**

Luxury en-suite shower-room with shower, low level W.C.,

wash hand basin, towel rail, fully tiled, double glazed window

**Bedroom Three**

12'9" x 9'6" (3.9 x 2.9)

Double glazed window, radiator, power points

**W.C**

W.C, wash hand basin

**UPSTAIRS**

**Bedroom Two**

13'9" x 11'1" (4.2 x 3.39)

Incredible estuary views from your bed! Double glazed doors out to your own private balcony overlooking the estuary and Wales. Radiator, power points, walk-in dressing room. Door to:

**En-Suite**

Comprising bath, low level W.C, wash hand basin vanity unit, shower, fully tiled, velux

**EXTERNALLY**

Front Aspect - Large Block paved driveway with space for numerous cars! Side gate access to the rear garden.

Rear Aspect - South Westerly facing SUNNY ASPECT rear garden with landscaped lawn, patio and INCREDIBLE ESTUARY VIEWS. There are fabulous awnings off both the kitchen area and the lounge that allows maximum enjoyment of the garden.

