



For illustration purposes only - not to scale

## Gwendoline Close, Thingwall, Wirral CH61 1DL

£410,000

4 Bedroom 2 Reception 3 Bathroom D

**\*\*Stunning 4 Bedroom Detached Family Home - South Facing - Views Across Open Fields To Rear - Open Plan Living\*\***

Hewitt Adams is delighted to offer to the market this DETACHED four bedroom, three bathroom family home located on Gwendoline Close in Thingwall.

Occupying a CORNER PLOT the property also BACKS ONTO FARMERS FIELDS and the VIEWS from the back of the house are therefore rather spectacular. Also enjoying a sunny SOUTH FACING aspect.

The house boasts a luxurious large OPEN-PLAN kitchen diner!

With 3/4 bedrooms - including one on the ground floor that also benefits from a ground floor shower-room which means it is a VERSATILE property.

In brief the accommodation affords; entrance hall, lounge, open-plan kitchen diner, ground floor bedroom / office, shower-room, integral garage and utility area. Upstairs there are three bedrooms - including one with en-suite, and the family shower-room.

**Front Entrance**

Into;

**Hall**

Modern stylish resin floor, radiator, power points, staircase

**Lounge**

11'8" x 15'8" (3.57 x 4.80)

Double glazed window, radiator, power points, wood panelled walls, log-burning stove, TV point

**Open Plan Kitchen Diner**

16'10" x 18'3" (5.14 x 5.58)

Modern stylish kitchen with fitted wall and base units, inset sink, central island, granite worktops, integrated appliances, space for fridge freezer, resin floor, log-burning stove, double glazed sliding doors with a VIEW OVER THE GARDEN & FIELDS BEYOND

**Bedroom**

9'9" x 8'11" (2.99 x 2.73)

Double glazed patio doors opening out onto the garden with VIEWS OVER FIELDS, radiator, power points

**Shower-Room**

Modern shower-room with resin floor, shower, low level w.c, wash hand basin, towel rail, double glazed window

**Garage**

Accessible from the drive and integrally from within the house. Used as a utility area.

**UPSTAIRS**

**Bedroom**

13'9" x 10'2" (4.2 x 3.1)

Double glazed windows, radiator, power points

**En-Suite**

Comprising shower, low level w.c, wash hand basin vanity, towel rail, double glazed window, resin floor

**Bedroom**

11'8" x 9'0" (3.58 x 2.75)

Double glazed windows with impressive VIEWS ACROSS THE FIELDS BEHIND, radiator, power points

**Bedroom**

7'10" x 8'0" (2.4 x 2.45)

Double glazed windows, radiator, power points

**Shower-Room**

Modern stylish shower-room with shower, low level w.c, wash hand basin vanity, towel rail, double glazed window, resin floor

**EXTERNALLY**

Front Aspect - Block paved driveway offering parking for 5 or more cars. Side gate access to rear. Modern double glazed shed/ workshop with access from the drive or from the rear garden - measuring 7m x 1.2m

Rear Aspect - SOUTH FACING rear garden BACKING ONTO fields behind. With large patio, artificial lawn. A real SUN-TRAP and an ideal outdoor entertaining space with FANTASTIC VIEWS.

