



## Sandfield Park, Heswall, Merseyside CH60 9HX

£1,250,000

4 Bedroom 2 Reception 4 Bathroom

\*\*Architecturally Designed - Luxury Family Home - Lower Heswall - High Specification - Over 3,000 SQFT - No Chain\*\*

Hewitt Adams is proud to showcase this EXTRAORDINARY architecturally designed CONTEMPORARY FAMILY RESIDENCE located on the ENVIABLE Sandfield Park in Lower Heswall, a short distance from the Heswall Dales and Wirral Way.

This EYE-CATCHING home has been designed to offer VERSATILE family accommodation with en-suite bedrooms on both floors, HUGE OPEN PLAN LIVING SPACES, VAULTED CEILINGS, UNDER-FLOOR HEATING, AIR SOURCE HEAT PUMP AND AIR FILTRATION SYSTEMS and photovoltaic panels GENERATING ELECTRICITY - and so much more. Making this a HIGHLY ENERGY EFFICIENT and future proofed dwelling.

In brief the accommodation affords; entrance hall (one of the most impressive entrances you will come across), large OPEN-PLAN luxury kitchen, dining living space, study, utility room, lounge, w.c. and a large ground master bedroom with en-suite and dressing room. Upstairs there are three further double bedrooms - all with en-suites.

Externally there is a large driveway accessed via IN&OUT electric gates. To the rear is a LARGE PRIVATE and SUNNY ASPECT rear garden that has been designed for easy maintenance. With a large INTEGRAL GARAGE. Call Hewitt Adams on 0151 342 8200 to view this fantastic NO CHAIN property.



**Front Entrance**

As first impressions go.. this door makes a bit of statement. Opens into;

**Hall**

27'10" x 11'1" (8.5 x 3.39)

WOW-FACTOR entrance hall with vaulted double height ceiling and a picture window, oak staircase to first floor, wooden flooring with underfloor heating

**Lounge**

14'3" x 18'4" (4.35 x 5.59)

Double glazed window, LOG-BURNING STOVE sat in recessed EXPOSED BRICK FEATURE FIREPLACE, power points, TV point

**Kitchen Diner**

39 x 16'7 (11.89m x 5.05m)

A HUGE, modern and stylish OPEN-PLAN kitchen, dining and living room with a LUXURIOUS kitchen with fitted wall and base units, central island, quartz worktops, inset sink, integrated appliances that include an over-sized wine-chiller, dishwasher, oven, microwave oven, warming drawers.

With wooden flooring with underfloor heating. LOG-BURNING STOVE, FEATURE CEILING LIGHTS, BI-FOLDING DOORS.

**Study**

12'1" x 10'1" (3.7 x 3.08)

Double glazed window, power points, wooden flooring with underfloor heating, door out to garden

**Utility**

Wall and base units, inset sink. space and plumbing for washing machine and dryer, door into the integral DOUBLE garage, and door into the properties 'Plant Room'

**W.C**

Luxurious w.c which is fully tiled. With W.C, wash hand basin, underfloor heating.

**Master Bedroom**

11'4" x 23'7" (max) (3.47 x 7.2 (max))

Double glazed window, power points, walk-in-dressing room with top of the range fitted bespoke wardrobes, door to;

**En-Suite**

Luxurious fully tiled en-suite with shower, low level w.c, twin tap mounted wash hand basins, towel rail, double glazed window

**UPSTAIRS**

**Bedroom Two**

14'5" x 17'0" (4.4 x 5.2)

Double glazed window, power points, DRESSING-ROOM, door to;

**En-Suite**

Luxurious En-Suite with shower, free-standing bath, low level w.c, wash hand basin, towel rail. Fully tiled. Double glazed window.

**Bedroom Three**

11'9" x 13'9" (3.6 x 4.2)

Double glazed window with views over the garden and across the estuary, power points, door to;

**En-Suite**

Luxurious En-Suite with shower, low level w.c, wash hand basin, towel rail. Fully tiled. Double glazed window.

**Bedroom Four**

14'9" x 8'10" (4.5 x 2.7)

Double glazed window, power points, dressing room area, door to;

**En-Suite**

Luxurious En-Suite with shower, low level w.c, wash hand basin, towel rail. Fully tiled. Double glazed window.

**EXTERNALLY**

Externally there is a large driveway accessed via IN&OUT electric gates offering parking for up to six cars. To the rear is a LARGE PRIVATE and SUNNY ASPECT rear garden that has been designed for easy maintenance. With a large INTEGRAL GARAGE

