



Sandfield Park, Heswall, Merseyside CH60 9HX

£1,250,000

4 Bedroom 2 Reception 4 Bathroom B

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

