



Total area: approx. 119.6 sq. metres (1287.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Raby Close, Wirral, Merseyside CH60 0EA Offers In The Region Of £650,000

3 Bedroom 2 Reception 2 Bathroom D

**\*\*Stunning Detached Bungalow - Estuary Views - Immaculately Presented - Centre of Heswall Lower Village\*\***

Hewitt Adams is delighted to offer to the market this STUNNING three bedroom DETACHED Bungalow located in the heart of Lower Heswall on Raby Close. Viewings really are required to appreciate the quality of the accommodation and the wonderful views and situation of the bungalow.

The bungalow has been EXTENDED and renovated throughout by the current owners. It comes to the market in SHOW-HOME condition.

With STUNNING VIEWS OF THE DEE ESTUARY from several rooms and from the rear garden.

In brief the accommodation affords: entrance porch, hall, open-plan kitchen diner, orangery, lounge, three bedrooms - one with an en-suite, and the main bathroom. Externally there is an easy to maintain patio garden, and driveway.

Within easy walking distance of the Lower Village shops and High Street.

**Front Entrance**

Into:

**Porch**

Tiled floor, velux, glazed door into:

**Hall**

Oak flooring, power points, radiator

**Open-Plan Kitchen Diner**

24'9" x 10'4" (7.55 x 3.17)

Large Velux atrium flooding the space with natural light, fitted wall and base units in the kitchen with worktop surfaces, inset sink, integrated oven and hob, integrated dishwasher, space for fridge freezer, power points, double glazed window boasting a view of the Dee Estuary, double glazed patio door into:

**Orangery**

10'3" x 13'6" (3.13 x 4.13)

Lantern ceiling, double glazed windows and doors enjoying a view across the Dee Estuary, radiator, power points

**Lounge**

16'8" x 14'9" (5.10 x 4.50)

Double glazed windows and patio doors to the front, radiator, power points, fitted book-shelves and media wall, radiator, TV point

**Bedroom One**

12'9" x 10'0" (3.90 x 3.05)

Double glazed windows, radiator, power points, fitted wardrobes, door to:

**En-Suite**

Shower, low level W.C, wash hand basin, towel rail, fully tiled

**Bedroom Two**

12'11" x 11'11" (3.94 x 3.64)

Double glazed window, radiator, power points, fitted wardrobes

**Bedroom Three / Study**

11'5" x 7'0" (3.49 x 2.15)

Double glazed window, radiator, power points, fitted study furniture and a concealed washer dryer and plumbing for it serving as a utility area

**Bathroom**

Comprising bath with shower above, low level W.C, wash hand basin, towel rail, fully tiled

**EXTERNALLY**

Front Aspect - Driveway affording off-road parking for two cars. Easy to maintain patio garden.

Rear Aspect - Easy to maintain patio garden with views across the Dee Estuary.

