



For illustration purposes only - not to scale

## Hatton Close, Heswall, Wirral CH60 9HT

Offers Over £750,000

3 Bedroom 3 Reception 3 Bathroom D

**\*\*Sought After Lower Heswall - Detached Home - Stunning Estuary Views & Fabulous Gardens - Must View\*\***

Hewitt Adams is excited to showcase this DETACHED three bedroom home located on the EXCLUSIVE and HIGHLY SOUGHT AFTER Hatton Close in Lower Heswall.

This 'upside down' home has been designed to maximise enjoyment of the ESTUARY VIEWS and scenic surroundings. The property also enjoys wonderful mature LANDSCAPED GARDENS that wrap-around the dwelling.

In brief the accommodation affords; entrance hall, w.c, study, living area, ground-floor bedroom with en-suite. Upstairs there are two double bedrooms - one with en-suite and dressing area, a large entertaining space / dining hall, lounge, kitchen and orangery / morning room, utility, bathroom and a fantastic balcony terrace from which you enjoy the ESTUARY VIEWS.

With a generous resin driveway, DOUBLE GARAGE, large store-room, and WRAP-AROUND tiered gardens that enjoy a SOUTHERLY ASPECT and gets plenty of sunlight. With a stunning BALCONY, complete with awning, which enjoys estuary views and sunsets.

Call Hewitt Adams on 0151 342 8200 to view.

**Front Entrance**

Into;

**Porch Area**

Cloaks cupboard, leads to;

**Living Area / Snug**

20'7" x 10'9" (6.28 x 3.3)

Double glazed window with impressive views, radiator, power points, staircase to upstairs

**Study**

5'2" x 12'1" (1.6 x 3.7)

Double glazed windows, radiator, power points

**Bedroom**

16'8" x 12'9" (5.1 x 3.9)

Double glazed window with impressive views, radiator, power points, integral wardrobes, door into;

**En-Suite**

Comprising bath with shower above, low level w.c, wash hand basin, towel rail

**UPSTAIRS**

**Dining Room / Hall**

16'8" x 16'11" (5.1 x 5.18)

Double glazed window and patio doors, wood panelling effect, radiator, power points

**Lounge**

13'1" x 24'0" (4.00 x 7.34)

Double glazed window and patio doors out to the balcony, radiator, power points, fireplace, TV point, wood panelling effect

**Kitchen**

11'5" x 12'5" (3.5 x 3.8)

Shaker style kitchen with fitted wall and base units, central island, mix of granite and oak worktops, inset sink, integrated dishwasher, integrated micro-wave, range style oven, tiled floor, opens into;

**Orangery**

12'9" x 7'6" (3.9 x 2.31)

Overlooking the garden and with impressive views across the estuary.

**Utility**

Space for fridge freezer, space for washing machine, inset sink, boiler cupboard, double glazed window

**Bedroom**

16'5" x 12'1" (5.01 x 3.7)

Double glazed windows and patio doors to balcony, radiator, power points, dressing room area with fitted wardrobes, door into;

**En-Suite**

Comprising w.c and wash basin, towel rail

**Bedroom**

Double glazed windows, fitted wardrobes, radiator, power points

**Bathroom**

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

**EXTERNALLY**

With a generous resin driveway, DOUBLE GARAGE, large store-room, and WRAP-AROUND tiered gardens that enjoy a SOUTHERLY ASPECT and get plenty of sunlight. With a stunning BALCONY, complete with awning, which enjoys estuary views and sunsets.

