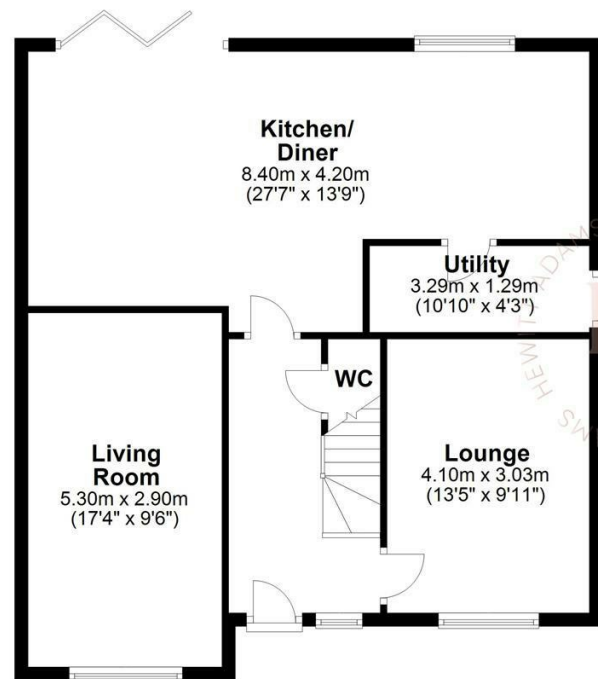




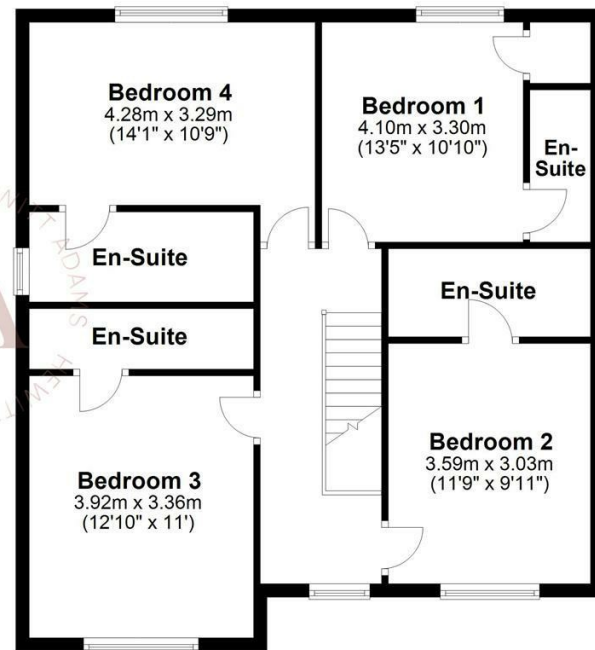
**Ground Floor**

Approx. 72.9 sq. metres (784.3 sq. feet)



**First Floor**

Approx. 73.2 sq. metres (788.1 sq. feet)



Total area: approx. 146.1 sq. metres (1572.3 sq. feet)  
For illustration purposes only - not to scale

**Downham Road North, Heswall, Wirral CH61 6UN**

**£530,000**

4 Bedroom 2 Reception 4 Bathroom B

**\*\*Four Bedroom Modern Detached Family Home - Impressive Views To Rear - Sought After Location\*\***

Hewitt Adams is delighted to offer to the market this fantastic four DOUBLE BEDROOMED detached family home on Downham Road North. This modern and stylish property BACKS ONTO FARMER'S FIELDS and the views to the rear are very special!

An attractive modern build - the home is well set back from the road and offers a great deal of KERB-APPEAL!

Located a few hundred yards from Heswall Primary School, and only a short walk into the centre of Heswall - this really is an IDEAL LOCATION for a family home.

In brief the accommodation affords: entrance hall, lounge, living room, W.C., open-plan kitchen diner, utility. Upstairs there are four double bedrooms - EACH with their own en-suite! With UNDERFLOOR HEATING throughout the property, with thermostat control.

Externally there is an attractive front garden, driveway parking for two cars, and a GENEROUS and not overlooked rear garden that comprises patio and lawn, and enjoys far reaching views across countryside and towards Liverpool.



**Front Entrance**

Into:

**Hall**

Staircase to first floor, underfloor heating

**Lounge**

9'11" x 13'8" (3.03 x 4.19)

Double glazed window, underfloor heating, power points, TV point

**Living Room**

9'6" x 17'4" (2.9 x 5.3)

Double glazed window, underfloor heating, power points, TV point

**Open Plan Kitchen Diner**

27'6" x 13'9" (8.4 x 4.2)

Modern OPEN-PLAN kitchen diner with peninsula island, wall and base units, inset sink, integrated appliances, double glazed window, double glazed sliding door out to the garden and OVERLOOKING THE FIELDS BEYOND, underfloor heating, power points, TV point, door into:

**Utility**

4'3" x 10'9" (1.3 x 3.29)

Wall and base units, inset sink, space and plumbing for washing machine and dryer

**W.C**

W.C, wash hand basin

**UPSTAIRS**

**Bedroom One**

13'5" x 10'9" (4.1 x 3.3)

Double glazed Juliet balcony overlooking the gardens and field beyond, underfloor heating, power points, integral cupboard, door leading to:

**En-Suite**

Comprising bath with shower above, low level W.C, wash hand basin, underfloor heating, double glazed window

**Bedroom Two**

14'0" x 10'9" (4.28 x 3.29)

Double glazed window overlooking the fields beyond, underfloor heating, power points, door to:

**En-Suite**

Comprising bath, low level W.C wash hand basin, underfloor heating, double glazed window

**Bedroom Three**

11'0" x 12'10" (3.36 x 3.92)

Impressive picture window, underfloor heating, power points, door to:

**En-Suite**

Comprising shower, low level W.C, wash hand basin, underfloor heating

**Bedroom Four**

11'9" x 11'9" (3.59 x 3.59)

Double glazed window, underfloor heating, power points, door to:

**En-Suite**

Comprising shower, low level W.C, wash hand basin, underfloor heating

**EXTERNALLY**

Front Aspect - Driveway parking for 2/3 cars. Lawned front garden. Side gate access to:

Rear Aspect - Generous and private rear garden that BACKS ONTO FIELDS. With patio and large lawn.

