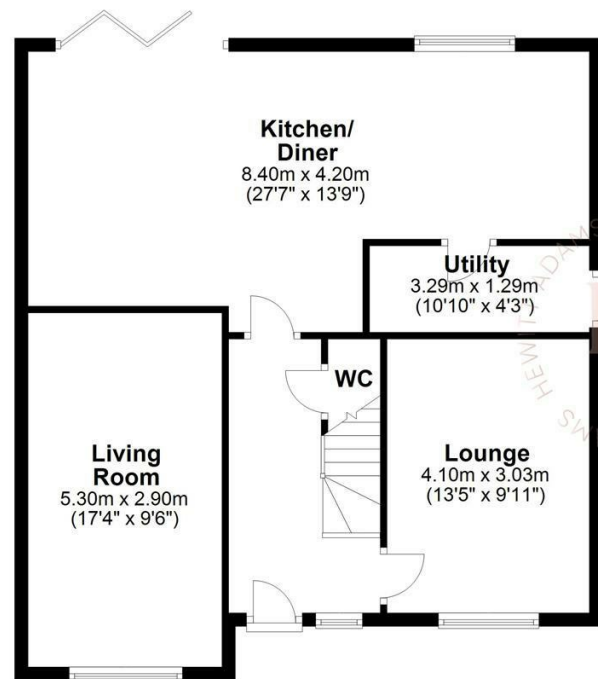




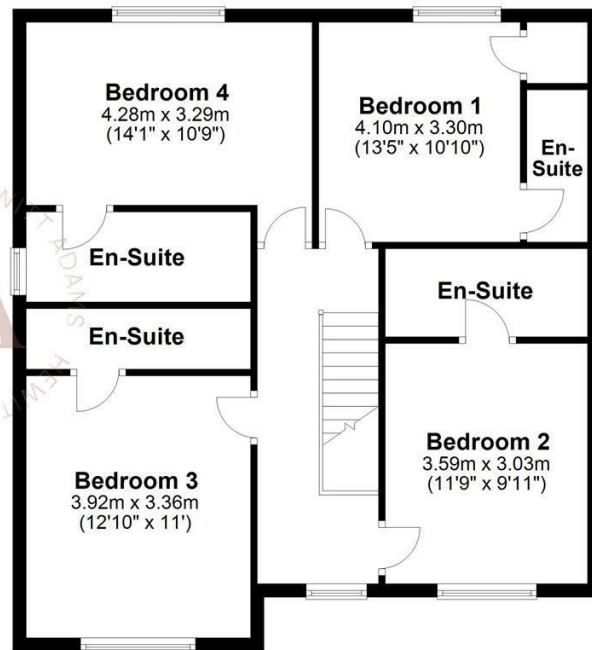
Ground Floor

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.

