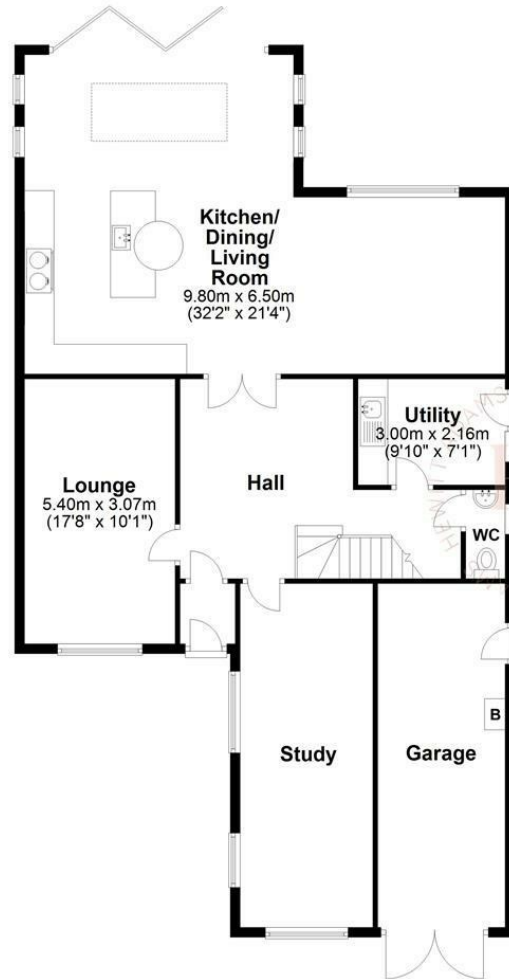




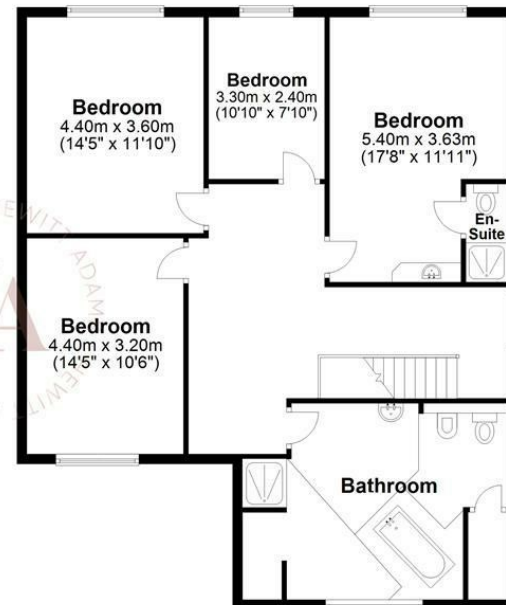
Ground Floor

Approx. 136.2 sq. metres (1466.1 sq. feet)



First Floor

Approx. 103.3 sq. metres (1111.9 sq. feet)



Total area: approx. 239.5 sq. metres (2578.0 sq. feet)
For illustration purposes only - not to scale

Barnston Road, Heswall, Wirral CH60 2SS

£775,000

4 Bedroom 3 Reception 2 Bathroom

****4 Double Bedrooms - Detached - Over 2,500 SQFT - Wow Factor Open Plan Kitchen Diner - South Facing Garden****

Hewitt Adams is excited to offer to the market this stunning DETACHED four bedroomed family home located on the HIGHLY SOUGHT AFTER Barnston Road in Heswall, a short distance from the CENTRE OF HESWALL.

With an impressive OPEN-PLAN kitchen and family room that overlooks the SOUTH FACING rear garden - the kitchen really is the heart of this ideal family home, equipped with a HIGH SPECIFICATION kitchen by James James.

In brief the accommodation affords; entrance porch, large hallway, lounge, living room / children's play-room, utility and a w.c. Upstairs there is a really spacious landing area, four DOUBLE bedrooms - with one en-suite, and a brilliant four-piece bathroom that is a tremendous size.

With generous off-road driveway parking, a Garage, and a good sized family friendly SOUTH FACING GARDEN that has been laid to patio and lawn.

Call Hewitt Adams on 0151 342 8200 to view this fantastic addition to the market.

Front Entrance

Into;

Porch

Glazed inner door into;

Hall

A huge welcoming hallway that opens into the fantastic kitchen and family room. If first impressions count - then this entrance hallway really does give you a great feeling of 'space' as you enter the property. With radiator, power points, wooden flooring, staircase to first floor

Lounge

17'8" x 10'0" (5.4 x 3.07)

Double glazed window to front aspect, radiator, power points, fireplace, TV point

Living Room / Play-Room

22'3" x 8'9" (6.8 x 2.68)

Double glazed windows, radiator, power points

A brilliant separate living space for children, or ideal as a home office

W.C

W.C, wash hand basin, towel rail, double glazed window

Utility

9'10" x 6'10" (3.01 x 2.1)

Wall and base units. side door, inset sink, space and plumbing for washing machine and tumble dryer, space for a secondary fridge freezer, double glazed window

Open Plan Kitchen & Family Room

32'1" x 21'3" (9.8 x 6.5)

The heart of the home! This stunning, light and airy OPEN-PLAN kitchen and family room. is a brilliant space and offers a top of the line integrated Shaker style kitchen by James James. With fitted wall and base units, luxurious Quartz and solid oak worktops, inset Double Belfast sink, Quooker instant boiling water tap, stylish electric dual control Aga, integrated dishwasher, space for free-standing Fridge Freezer. With bi-folding doors out to the SOUTH FACING garden, a a large LANTERN SKY-LIGHT further serving to

flood the room with light. With ample space for both a dining area and a living / lounge area. With TV point, radiators, power points, double glazed windows and wooden flooring.

UPSTAIRS

Bedroom One

17'8" x 12'0" (5.4 x 3.67)

Double glazed window, wardrobes, radiator, power points, door into;

En-Suite

Modern en-suite with shower, low level w.c, wash hand basin, towel rail, double glazed windows, tiled. With underfloor heating.

Bedroom Two

14'5" x 11'9" (4.4 x 3.6)

Double glazed window, wardrobes, radiator, power points

Bedroom Three

10'5" x 14'5" (3.2 x 4.4)

Double glazed window, wardrobes, radiator, power points

Bedroom Four

10'9" x 8'2" (3.3 x 2.5)

Double glazed window, wardrobes, radiator, power points

Bathroom

The main large and luxurious bathroom has solid granite 'tops' and a large Spa bath, wash hand basin. Fully tiled. Towel rail, double glazed windows. With underfloor heating.

EXTERNALLY

With generous off-road driveway parking, a Garage, and a good sized family friendly SOUTH FACING GARDEN that has been laid to patio and lawn.

With ELECTRIC CHARGE POINT by the garage door.

