



For illustration purposes only - not to scale

## Porlock Close, Heswall, Wirral CH60 3RT

Offers Over £825,000

4 Bedroom
 3 Reception
 2 Bathroom

**\*\*Stunning 4 Bedroom Detached Home - Sought After Gayton Location - Fantastic Family Living Space!\*\***

Hewitt Adams is delighted to offer to the market this CONTEMPORARY FAMILY HOME on Porlock Close in Gayton, a quiet CUL-DE-SAC a short walk from Gayton Primary.

The Agent was impressed by the SHOW-HOME CONDITION of this modern home, but also feel it is incredibly well designed to cater to FAMILY LIFE. With two large lounges (one for parents, and one for the children), a study / home office, utility room and W.C., and of course the LARGE OPEN-PLAN KITCHEN DINER.

In brief the accommodation affords: entrance hall, main family lounge, open-plan kitchen diner, utility and W.C., a further large living room / lounge, study. Upstairs there are four DOUBLE bedrooms - with the master offering a modern en-suite four-piece bathroom, and the main family shower-room.

Externally the property boasts a HUGE DRIVEWAY affording parking for 5/6 cars, and a large front lawn. To the rear is a PRIVATE, and landscaped rear garden comprising patio, timber decked BBQ area with pergola, lawned garden and a modern GARDEN ROOM that is ideal for use as a games-room / bar or office.

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



**Front Entrance**

Into:

**Hall**

Staircase to first floor, radiator, power points

**Kitchen Diner**

22'7" x 19'4" (6.9 x 5.9)

Large OPEN PLAN kitchen diner with stylish integrated kitchen with fitted wall and base units, quartz worktops, inset sink, integrated oven and hob, integrated microwave, integrated dishwasher, space for fridge freezer, central island, patio doors to garden, radiator, power points

**Utility**

5'10" x 8'10" ( 1.8 x 2.7)

Wall and base units, inset sink, double glazed window, space for washing machine

**W.C**

W.C, wash hand basin, double glazed window

**Lounge**

11'5" x 21'7" (3.5 x 6.6)

Double glazed windows to front and rear, log-burning stove, radiator, double glazed door to garden, TV point

**Family Room**

14'3" x 14'1" (4.35 x 4.3)

Double glazed windows, radiator, power points, TV point, door to:

**Study**

7'2" x 7'8" (2.2 x 2.34)

Double glazed window, radiator, power points, cupboards

**UPSTAIRS**

**Bedroom One**

14'9" x 13'9" (4.5 x 4.2)

Double glazed window, radiator, power points, eaves, door into:

**En-Suite**

Recently updated modern en-suite with bath, low level W.C, wash hand basin, towel rail, fully tiled

**Bedroom Two**

3.9 x 2.67

Double glazed windows, radiator, power points

**Bedroom Three**

10'10" x 10'3" (3.32 x 3.13)

Double glazed feature push-out velux style windows, radiator, power points

**Bedroom Four**

14'8" x 8'6" (4.48 x 2.6)

Double glazed windows, radiator, power points

**Shower Room**

Modern shower-room comprising shower, low level W.C, wash hand basin, towel rail, fully tiled

**EXTERNALLY**

Front Aspect - Huge driveway offering parking for 5/6 cars, access to a garage/store area. Large lawned front garden. Side access to the rear garden. Tesla charging point.

Rear Aspect - Landscaped PRIVATE rear garden with Indian flag patio, raised timber decked BBQ area with fitted pergola, lawned garden

**Garden Room**

9'2" x 15'1" (2.8 x 4.6)

A fantastic modern garden room. Fully insulated, with power and lighting, and double glazed.

Perfect as a games room, home office or bar.

