



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Ferns Close, Heswall, Merseyside CH60 9HJ

£950,000

4 Bedroom 2 Reception 4 Bathroom

\*\*Fully Renovated & Extended Luxury Detached Home - Breathtaking Estuary Views - Sold With No Chain!\*\*

Wow, some properties can knock your socks off - and this impressive DETACHED home on Ferns Close in Lower Heswall certainly does that. Recently RENOVATED & EXTENDED - this LUXURIOUS executive home is one of the most EYE-CATCHING, contemporary designs you'll see on the market. A VERSATILE and well-balanced home that will suit most families.

Meticulously designed by the owners to maximise the enjoyment of the IMPRESSIVE ESTUARY VIEWS - this split level home offers one of the most INCREDIBLE OPEN-PLAN KITCHEN DINING LIVING AREAS that the agents have seen - which then opens out to a wonderful ENCLOSED BALCONY from which the ESTUARY views are just sensational.

With STATE OF THE ART, high specification KITCHEN & BATHROOMS - If you're looking for absolute luxury, this one is for you! With UNDER-FLOOR HEATING throughout.

In brief the accommodation affords: entrance hall, living room and a study, master bedroom and dressing room with en-suite. Upstairs there is the ENORMOUS open-plan kitchen dining living area with 'floating fireplace', cladded walls, and sliding doors to the balcony; utility and W.C., four-piece bathroom, three bedrooms - two with luxury en-suites and dressing rooms!

Externally there is a generous driveway with parking for 3/4 cars and a LANDSCAPED rear garden with patio area, lawned garden and a large GARDEN ROOM that is, once again, a cut above the



**Front Entrance**

Into:

**Hall**

Tiled floor, panelled feature walls, oak stairs leading to the first floor

**Bedroom**

14'1" x 9'10", 22'11" (4.3 x 3.07)

Double glazed windows, panelled walls, power points, door into:

**Dressing Room**

9'2" x 4'3" (2.8 x 1.3)

Floor to ceiling wardrobes, opens into:

**En-Suite**

Fully tiled luxury en-suite shower-room with shower, low level W.C, wash hand basin vanity unit, LED mirror, towel rail

**Living Room**

10'0" x 12'5" (3.07 x 3.8)

Double glazed window, media wall with feature fire and TV, power points, feature wood-panelling, door into:

**Study**

6'10" x 4'7" (2.1 x 1.4)

Feature wood-panelling, power points

**FIRST FLOOR**

**Open Plan Kitchen & Living Area**

21'11" x 28'2" (6.7 x 8.6)

WOW FACTOR open-plan kitchen and living room. With a luxurious fitted kitchen with integrated appliances, central island. Large ceramic tiles., feature wood panelling, floating fireplace, TV point, power points, door to garden sliding floor to ceiling doors out to the balcony terrace with PANORAMIC views across the Dee Estuary. These fantastic views can also be enjoyed from anywhere within this HUGE open-plan kitchen and family room.

**Balcony Terrace**

The perfect place for those morning coffees or evening G & T's!

**Utility**

Space and plumbing for washing machine and dryer, leads to:

**W.C**

W.C, wash hand basin, fully tiled

**Bathroom**

10'0" x 5'10" (3.07 x 1.8)

Simply put - LUXURIOUS!

Comprising free-standing bath, low level W.C, wash hand basin vanity unit, towel rail, fully tiled, double glazed window

**Bedroom**

7'2" x 9'10" (2.2 x 3.00)

Double glazed windows, power points, fitted wardrobes

**Bedroom**

14'1" x 10'9" (4.3 x 3.3)

Double glazed windows, power points, walk-in dressing room with floor to wall storage and opens to:

**En-Suite**

Fully tiled luxury en-suite shower-room with shower, low level W.C, wash hand basin vanity unit, LED mirror, towel rail

**Bedroom**

10'2" x 12'5" (3.1 x 3.8)

Double glazed windows, power points, walk-in dressing room with floor to wall storage and opens to:

**En-Suite**

Fully tiled luxury en-suite shower-room with shower, low level W.C, wash hand basin vanity unit, LED mirror, towel rail

**EXTERNALLY**

Externally there is a generous driveway with parking for 3/4 cars and a LANDSCAPED rear garden with patio area, lawned garden and a large GARDEN ROOM that is, once again, a cut above the usual standard! Ideal as a home office, games room, bar or guest accommodation as it also has an EN-SUITE!

**GARDEN ROOM**

**Games Room / Study / Home Bar**

12'9" x 13'9" (3.9 x 4.2)

(Or potential guest-suite)

Fully insulated, with heating, power and lighting and WIFI. With in-built home bar.

Door to:

**En-Suite to Garden Room**

Comprising shower, low level W.C, wash hand basin, towel rail

