



Total area: approx. 173.8 sq. metres (1870.5 sq. feet)
For illustration purposes only - not to scale



Sandham Grove, Heswall, Merseyside CH60 1XN

£650,000

4 Bedroom 3 Reception 2 Bathroom

****Attractive Period Detached Family Home - Immaculate Condition - Over 2,200 SQFT - Must View****

Hewitt Adams is thrilled to have the opportunity to showcase 'Hadlowe' to the market. This stunning DETACHED four bedroom family home is brimming with character and charming features, but has also been EXTENDED and MODERNISED by the current owners into a most wonderful family home.

One thing you immediately notice when you visit the home is that it is a very LIGHT and AIRY and very warm and welcoming property, that you immediately feel 'at home' within. With flexible and VERSATILE accommodation that could suit all families.

In brief the property affords; entrance porch, hallway, dining room, large lounge / living area with conservatory off it, modern shaker style kitchen, rear utility, ground-floor bedroom, modern shower-room and a further rear lounge - ideal for an older relative or child wanting an independent space. Upstairs there are three further generous bedrooms and a family bathroom.

With a large loft-room offering further scope for development or ideal for a hobby room / office.

With beautifully mature and tended to gardens to the front and rear - Hadlowe is as charming outside as it is indoors. With plenty of off-road driveway parking. Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Porch

Glazed door into;

Hallway

Parquet flooring, staircase, attractive feature stained glass windows

Cloaks

Parquet flooring, sink, towel heater, double glazed window

Dining Room

16'6" x 10'4" (5.05 x 3.16)

Double glazed windows with shutters, radiator, power points, fire-place, parquet flooring

Lounge & Dining Room

20'8" x 14'1" (6.3 x 4.3)

Double glazed windows, shutters to side elevation window, door into the conservatory, log-burning stove, opens into;

Kitchen

10'9" x 7'4" (3.3 x 2.25)

Stylish shaker-style kitchen with wooden wall and base units, oak worktops, integrated appliances, Range-style cooker, inset Belfast sink, double glazed window. Door leading to;

Inner Hall

Tiled floor, two radiators, hardwood stable door to the garden

Utility

Comprising base units, inset sink, space and plumbing for washing machine and dryer, Velux window

Bedroom

10'5" x 8'8" (3.2 x 2.65)

Double glazed windows with shutters, radiator, power points, parquet flooring

Shower-Room

Comprising shower, low level W.C, heated towel rail, tiled floor, Velux window

Living Room

10'2" x 9'2" (3.1 x 2.8)

With double glazed patio doors out to the garden, radiator, power points, TV point, parquet flooring

UPSTAIRS

Bedroom

16'4" x 10'2" (5.0 x 3.1)

Double glazed windows with shutters, radiator, power points, exposed floorboards

Bedroom

13'9" x 10'2" (4.2 x 3.1)

Double glazed windows, radiator, power points

Bedroom

10'2" x 10'2" (3.1 x 3.1)

Double glazed windows, radiator, power points

Bathroom

Modern and stylish bathroom with free-standing bath, low level W.C, wash hand basin, heated towel rail, double glazed windows, tiled floor

Loft Room

Three skylights, electrics, lighting and a radiator

EXTERNALLY

Front Aspect - Generous block-paved driveway offering ample off-road parking for the modern family. Side gate access to the charming rear garden.

Rear Aspect - A very good-sized family garden that has the benefit of being well-stocked, landscaped and also very private. With patio areas and a large lawned garden. With a summerhouse, and a garden store with electrics and lighting.

