



## Ryecroft Road, Heswall, Merseyside CH60 1XB

Offers In The Region Of £780,000

4 Bedroom 3 Reception 2 Bathroom

\*\*Four Bedroom Detached - Extended - Modern Kitchen & Bathrooms - Southerly Facing - Must View\*\*

Hewitt Adams is thrilled to offer to the market this substantial FOUR BEDROOM DETACHED family home located on the SOUGHT AFTER Ryecroft Road in Heswall, a short distance from the CENTRE OF HESWALL and a stones throw from Barnston Primary.

This is an ideal location for a family home - given the QUIET LOCATION and access to amenities.

This has been a much-loved home that the current owners have EXTENDED and MODERNISED over the years - with UPDATED high quality KITCHEN & BATHROOMS, a NEW oak staircase and IMMACULATE accommodation throughout.

Offering THREE RECEPTION AREAS - including the modern OPEN-PLAN kitchen diner - 3.5 BATHROOMS and FOUR double bedrooms.

In brief the accommodation affords; entrance hall, living room, sitting room, open-plan kitchen dining living room, utility, w.c. To the first floor there are three double bedrooms - the master boasting an en-suite, and a bathroom and w.c. To the second floor is a fourth double bedroom with a room off it that could be a study or could be adapted to an ensuite. With generous driveway parking, garage /



Front Entrance

Into;

Hall

Wooden flooring, double glazed windows, oak staircase to first floor

Living Room

30'1" x 11'8" (9.19 x 3.58)

Large living room with log-burning stove, wooden flooring, TV point, radiators, power points, double glazed door out to the garden

Sitting Room

14'9" x 11'10" (4.52 x 3.61)

Double glazed window, radiator, power points

Open-Plan Kitchen Diner

29'1" x 17'6" (8.89 x 5.34)

Modern EXTENDED OPEN-PLAN kitchen diner with fitted wall and base units, peninsula island, quartz worktops, inset sink, integrated oven, integrated hob, integrated fridge and freezer, integrated dishwasher, velux windows, double glazed doors to the garden, log-burning stove.

A fantastic modern space with a dining room, living room and kitchen. Opens to;

Utility

Space and plumbing for washing machine, wall mounted combi-boiler, door into the garage

W.C

NEW W.C with w.c, wash hand basin, tiled floor

UPSTAIRS

Bedroom One

16'4" x 11'8" (4.98 x 3.58)

Double glazed windows, radiator, power points, door into;

En-Suite

Comprising shower, low level w.c, wash hand basin, towel rail, double glazed window

Bedroom Two

14'9" x 11'10" (4.52 x 3.63)

Double glazed windows, radiator, power points

Bedroom Three

13'5" x 11'8" (4.11 x 3.58)

Double glazed windows, radiator, power points

Bathroom

NEW bathroom with free-standing tub, shower, wash hand basin, radiator, tiled floor, part tiled walls, double glazed window

W.C

W.C, double glazed window

2ND FLOOR

Bedroom Four

20'4" x 11'8" (6.20 x 3.58)

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

Study

11'8" x 6'0" (3.58 x 1.83)

Double glazed window, radiator, access to further loft space

EXTERNALLY

Front Aspect - Block paved driveway, twin side gate access to the rear garden,

Rear Aspect - SOUTHERLY FACING rear garden comprising patio and a large lawned garden. And ideal garden for families with children and pets.

