



Total area: approx. 238.3 sq. metres (2564.9 sq. feet)
For illustration purposes only - not to scale

Meadowgate, Caldy, Merseyside CH48 1QX

Offers Over £850,000

5 Bedroom 4 Reception 3 Bathroom D

*** Incredible Five Bedroom Detached House - Sought After Location - Generous Corner Plot ***

Hewitt Adams is delighted to showcase this executive Five Bedroom, Three Bathroom Detached House on Meadowgate, Caldy. A HIGHLY PRESTIGIOUS ADDRESS in the Caldy Village Conservation Area, and one that is a short distance from Caldy Golf Course. With VIEWS across the golf course and over the Estuary from upstairs.

The property occupies a fabulous CORNER PLOT and enjoys a pleasant aspect overlooking a communal green common area to the front, with several rooms upstairs offering a view of the golf course and the estuary beyond.

Benefiting from double glazed windows and gas central heating.

In brief the ground floor of the property consists of: Entrance Porch, Hallway, WC, Dining Room/Snug, Lounge, Office, Kitchen/Diner/Family Room, Utility Room and integral double Garage. The first floor offers a family Bathroom, five bedrooms - two of which have En-Suites.

Externally there is a Driveway and front and rear Gardens. The rear garden is a great size for families.

Entrance

Porchway with tiled flooring, front door leading to the Hallway.

Hallway

Radiator, wood strip flooring, storage cupboard, staircase to the first floor accommodation.

WC

WC, wash basin with taps, tiled flooring, window to the front elevation.

Lounge

17'02x12'11 (5.23mx3.94m)

French doors and windows to the rear elevation, two radiators, gas fire.

Office

10'07x9'0 (3.23mx2.74m)

Window to the rear elevation, radiator.

Dining Room/ Snug

12'0x10'09 (3.66mx3.28m)

Window to the front elevation, radiator.

Kitchen/Diner/Family Room

20'0x18'11 (6.10mx5.77m)

Wall and base units with granite worktops, inset sink with waste disposal unit, drainer and mixer tap. Integrated appliances include: Double oven with combination microwave, induction hob with extractor fan over, tall fridge, dishwasher. Furthermore, the room benefits from three radiators, windows to the side elevation, French doors and another door to rear elevation, wood strip flooring.

Utility Room

8'08x5'08 (2.64mx1.73m)

Wall and base units with worktops, inset sink and drainer with mixer tap, wall mounted boiler, composite door to the side elevation.

Landing

Three windows to the front elevation, access to the boarded loft.

Master Bedroom

15'03x13'0 (4.65mx3.96m)

Window to the rear elevation, radiator, built in wardrobes.

En-Suite

Shower Cubicle, corner bath, WC, wash basin vanity unit with taps, partially tiled walls, tiled floor, radiator, window to the side elevation.

Bedroom 2

11'10x10'10 (3.61mx3.30m)

Window to the rear elevation, radiator, built in wardrobes.

En-Suite

Shower cubicle, WC, wash basin with taps, partially tiled walls, tiled floor, radiator, window to the side elevation.

Bedroom 3

12'02x10'10 (3.71mx3.30m)

Window to the front elevation, radiator, built in wardrobes.

Bedroom 4

11'0x9'02 (3.35mx2.79m)

Window to the front elevation, radiator, built in wardrobes.

Bedroom 5

11'01x8'11 (3.38mx2.72m)

Window to the rear elevation, radiator, built in wardrobes.

Bathroom

Bath with shower attachment, shower cubicle, bidet, WC, wash basin vanity unit with taps, partially tiled walls, tiled floor, radiator, window to the side elevation.

Double Garage

17'01x9'01 + 17'01x9'01 (5.21mx2.77m + 5.21mx2.77m)

Split into two sections with two electric operated sectional doors, hard wearing resin floor, composite door to the side elevation, power and light.

Externally - Front Elevation

A landscaped front aspect which comprises of; Block paved Driveway with off road parking for two cars, laid to lawn section with planted shrubbery, gated access via both sides to the rear garden.

Externally - Rear Elevation

An incredible Garden which comprises of: Laid to lawn, planted borders, various patio areas including a BBQ area and low maintenance feature pebbled secluded section, screened area for the bins to be stored discreetly, Arbour, walled and fenced boundaries, aluminium storage shed, and wiring for outdoor lights

