



Total area: approx. 295.0 sq. metres (3175.0 sq. feet)  
For illustration purposes only - not to scale



## Sandham Grove, Heswall, Wirral CH60 1XN

£899,999

5 Bedroom 4 Reception 3 Bathroom B

**\*\*Wow Factor Family Home - Stunning Contemporary Design - Huge Open Plan Kitchen - Over 3,100 SQFT\*\***

Every now and then you notice a property that just grabs your attention, and 17 Sandham Grove does just that! This is one property that you simply can't fail to notice. A stunning contemporary GRAND DESIGNS style external aesthetic that is a tantalising blend of glazing and render - the property boasts tremendous kerb appeal.

And it only gets better as you cross the threshold! Greeted by a statement DOUBLE HEIGHT galleried entrance hallway - flooded with light by the floor to roofline glazing to the front. Downstairs you have an ENORMOUS OPEN-PLAN kitchen diner and family room - complete with GAMES AREA, family lounge, study, play-room, shower-room, two bedrooms (one used as an indoor gym). Upstairs there are three DOUBLE BEDROOMS - one with both an en-suite and a mezzanine living area making it the perfect room for a teenager. The master boasts a large dressing room and shares a Jack&Jill style bathroom with the other bedroom.

Externally this OPULENT home occupies a LARGE PLOT - with a generous driveway and front garden, detached garage, outdoor gym with shower-room (which could also be used as an annexe / guest bedroom). With a stylishly LANDSCAPED private rear garden with BESPOKE sunken hot-tub decked area (complete with roof coverage), and an OUTDOOR KITCHEN & BBQ area.

This property deserves your attention, and viewings are essential to appreciate the quality and size of the accommodation on offer. Built to an exacting standard and boasting a HIGH ENERGY EFFICIENCY RATING of a B. With an EV charger and PV system - High performance ; i. 8.4 kilowatts. Located a short walk from Barnston Primary, and only a short distance from the centre of Heswall - this is the ideal family home!



Front Entrance

Into;

Hall

Staircase with glazed balustrade and galleried landing. The hallway ceiling is double height and flooded with sunlight courtesy of the floor to roof-line feature window. With underfloor heating.

Lounge

16'8" x 12'5" (5.1 x 3.8)

Double glazed window, radiator, power points, wooden flooring

Study

11'1" x 10'9" (3.4 x 3.3)

Double glazed window, radiator, power points, wooden flooring

Play-Room

6'2" x 11'1" (1.9 x 3.4)

Radiator, power points

Open-Plan Kitchen Dining Living Room

32'1" x 27'6" (9.8 x 8.4)

WOW FACTOR open plan kitchen dining and living area with twin islands with quartz worktops, fitted modern wall and base units in a handle-less style in anthracite, oak splash-backs and feature countertops, double glazed sliders, tiled floor, fitted media wall with fireplace. Integrated appliances include double oven, hob, dishwasher, wine-fridge, washing machine, with false ceiling with LED remote controlled operated lighting, underfloor heating

Games Area

8'2" x 15'1" (2.5 x 4.6)

Skylight, side door, power points, underfloor heating

Gym / Spare Guest Bedroom

9'2" x 8'10" (2.8 x 2.7)

Double glazed window, power points, radiator

Shower-Room

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

UPSTAIRS

Bedroom

With vaulted ceiling, radiator, power points, Juliet balcony. access to Jack&Jill en-suite bathroom, leading to;

Dressing Room

10'5" x 14'5" (3.2 x 4.4)

A huge dressing room! (Which could with relative ease be converted into an additional bedroom and accessed from the landing)

Bedroom

13'1" x 11'9" (4.00 x 3.6)

Double glazed window, radiator, power points, access to Jack&Jill en-suite bathroom

Bedroom

Large bedroom with mezzanine area that makes this an ideal room for a teenager or older child as there is space for a bed, bedroom furniture, a desk / work area and a games area / further bed in the mezzanine level. With access to;

En-Suite Shower-Room

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

EXTERNALLY

Externally this OPULENT home occupies a LARGE PLOT - with a generous driveway and front garden, detached garage, outdoor gym with shower-room (which could also be used as an annexe / guest bedroom). With a stylishly LANDSCAPED private rear garden with BESPOKE sunken hot-tub decked area (complete with roof coverage), and an OUTDOOR KITCHEN & BBQ area.

EV & PV

EV charger and PV system - High performance ; 1. 8.4 kilowatts

