



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.

## Dee Park Road, Gayton, Merseyside CH60 3RA

£735,000

4 Bedroom 3 Reception 2 Bathroom

\*\*Four Bedroom Detached Family Home - Extended - South Facing - Backing Onto Woodland - Sought After Gayton\*\*

Hewitt Adams is excited to offer to the market this exceptional family home. EXTENDED - the property offers four generous DOUBLE bedrooms, THREE RECEPTIONS ROOMS and 2.5 BATHROOMS.

The rear garden is truly remarkable and is a TREMENDOUS SIZE. Backing onto WOODLAND - the garden is SOUTH FACING and benefits from plenty of sunlight.

Located on the SOUGHT AFTER Dee Park Road in Gayton, this large family home is sure to get plenty of interest given its SIZE, LOCATION and hard to beat garden!

In brief the accommodation affords: entrance hall, lounge, dining room / office, sitting room, open-plan kitchen diner, utility and w.c. Upstairs there are FOUR DOUBLE BEDROOMS - including an en-suite, and the main bathroom.

The rear bedrooms OVERLOOK the stunning rear garden. With recently fitted solar panels that help minimise household expenditure and will overtime generate income.

With off-road driveway parking, garage and a large Southerly facing rear garden that backs onto the woods behind. Call Hewitt Adams on 0151 342 8200 to view.



Front Entrance

Into:

Hall

Parquet flooring, radiator, power points, cupboard

Lounge

12'2" x 15'10" (3.73 x 4.84)

Double glazed windows, radiator, power points, fireplace, parquet flooring

Dining Room / Office

13'5" x 12'2" (4.11 x 3.73)

Parquet flooring, radiator, power points, opens to:

Sitting Room

14'5" x 12'2" (4.40 x 3.73)

Double glazed sliding doors, radiator, power points, velux, opens into:

Kitchen Diner

18'5" x 18'7" (5.63 x 5.67)

Large OPEN-PLAN kitchen diner with fitted wall and base units, integrated appliances, inset sink, double glazed windows, tiled floor, door into:

Utility

Tiled floor, side door, door into garage, space and plumbing for washing machine and dryer, inset sink

W.C

W.C, wash hand basin, double glazed window, tiled floor

UPSTAIRS

Bedroom One

18'8" x 12'0" (5.7 x 3.68)

Double glazed window, Juliet balcony with views across the garden to the woods beyond, radiator, power points, dressing room, door into:

En-Suite

Shower, low level W.C, wash hand basin, tiled floor, towel rail, double glazed window

Bedroom Two

12'3" x 15'0" (3.74 x 4.59)

Double glazed window, radiator, power points, wardrobes

Bedroom Three

16'9" x 8'11" (5.13 x 2.73)

Double glazed windows, radiator, power points

Bedroom Four

9'10" x 13'1" (3.02 x 4.00)

Double glazed window with views across the garden to the woods beyond, radiator, power points

Bathroom

Bath, Shower, low level W.C, wash hand basin, tiled, double glazed window

EXTERNALLY

Front Aspect - Large driveway with off-road parking for at least three cars. Side gate access to the rear. Garage access.

Rear Aspect - A WOW-FACTOR rear garden that has to be seen to be appreciated! SOUTH FACING and BACKING ONTO WOODLAND - this is the perfect family garden. With a raised timber-deck, patio and an expansive lawned rear garden. The garden is HUGE - and gets a tremendous amount of sun!

