



Thurstaston Road, Irby, Wirral CH61 0HG
Offers In The Region Of £675,000

5 Bedroom 2 Reception 3 Bathroom B

****Fantastic Five Bedroom Detached - Open-Plan Living - Sought After Irby Location - Must View!****

Hewitt Adams is delighted to offer to the market this impressive modern NEW-BUILD home (still under warranty) located on Thurstaston Road in the HIGHLY SOUGHT AFTER village location of Irby.

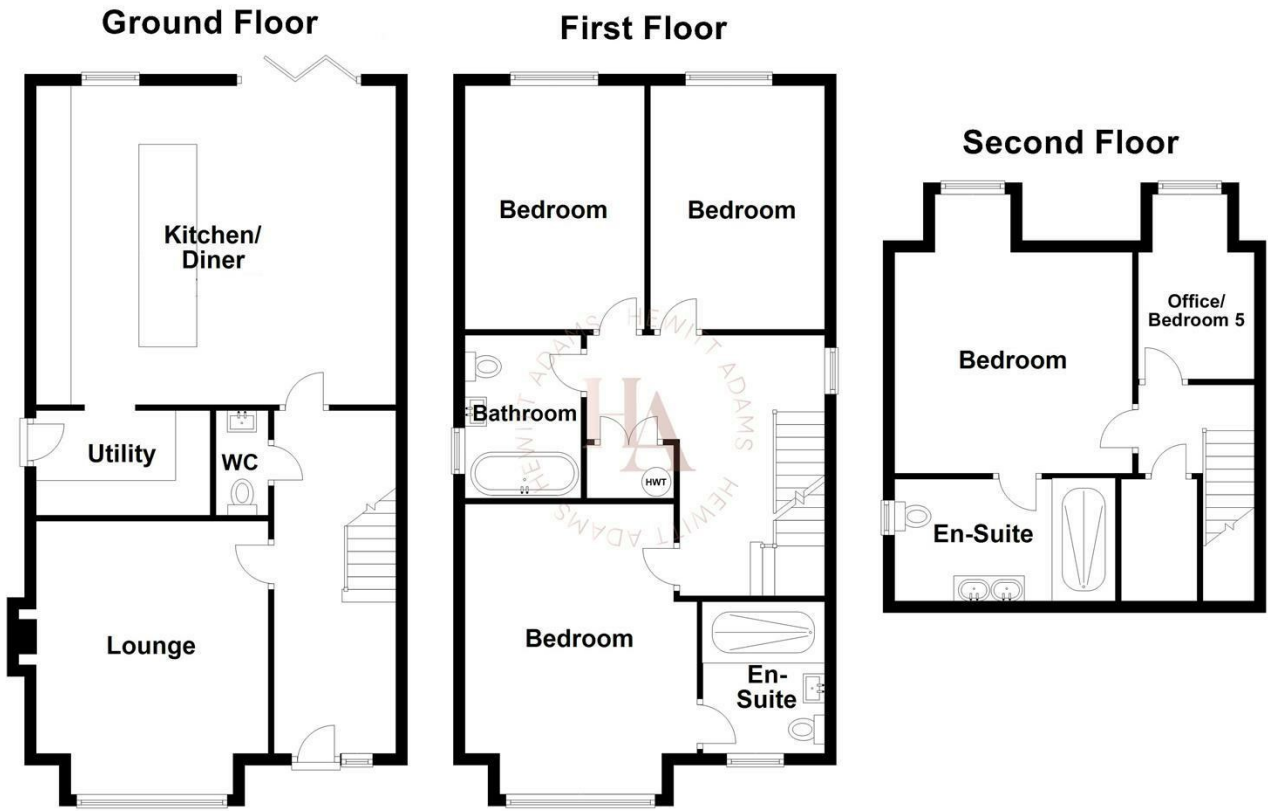
Built to an EXACTING STANDARD this ideal modern family home offers the large OPEN-PLAN kitchen diner and 3.5 LUXURIOUS BATHROOMS, with 5 bedrooms. With UNDERFLOOR HEATING throughout the ground-floor.

Occupying an enviable position right beside the beautiful Thurstaston Common, this exceptional home offers the perfect blend of countryside tranquility and everyday convenience. Thurstaston Common is a cherished area of natural beauty on the Wirral Peninsula, known for its expansive heathland, woodland trails, and breathtaking views across the Dee Estuary.

Just a few minutes away lies the vibrant village of Irby, providing a variety of local shops, cosy cafes, welcoming pubs, and essential services. Irby is well-connected, making commuting or travelling further afield easy.

The location is particularly well suited to families. The outstanding-rated Dawpool C of E Primary School is just up the road, offering an excellent local option for primary education. For families with younger children, a long-established and well-regarded nursery is only three doors down, adding further convenience and reassurance for busy parents.

In brief the accommodation affords; entrance hall, lounge, w.c, open-plan kitchen diner and a utility. To the first floor there are three bedrooms - one with an en-suite, and the main bathroom. The second floor offers a further two bedrooms - the master enjoying an en-suite, and a dressing room.



Total area: approx. 211.4 sq. metres (2275.0 sq. feet)
For illustration purposes only - not to scale

Front Entrance

Into;

Hall

Ceramic tiles with underfloor heating, staircase, under-stairs cupboard

Lounge

13'0" x 15'7" (3.97 x 4.75)

Double glazed window, power points, fireplace, TV point, underfloor heating

W.C

W.C, wash hand basin, feature tiled pebble wall

OPEN-PLAN Kitchen Diner

18'4" x 20'4" (5.6 x 6.2)

Impressive open-plan kitchen diner with modern fitted kitchen with central island, quartz worktops, inset sink, integrated oven and grill, integrated hob, integrated dishwasher, space for fridge freezer, ceramic tiled floor with underfloor heating, double glazed window, bi-folding doors, door into;

Utility

Wall and base units, inset sink, space for washing machine, space for second fridge freezer, side door, ceramic tiled floor with underfloor heating

FIRST FLOOR

Bedroom Two

13'5" x 13'1" (4.1 x 4.0)

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

En-Suite

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

Bedroom Three

12'9" x 12'5" (3.9 x 3.8)

Double glazed window, radiator, power points, fitted wardrobes and bedroom furniture

Bedroom Four

13'1" x 9'10" (4.0 x 3.0)

Double glazed window, radiator, power points, fitted wardrobes and bedroom furniture

Bathroom

Comprising bath with shower above, low level w.c, wash hand basin, towel rail, tiled floor, double glazed window

SECOND FLOOR

Bedroom One

17'4" x 11'3" (max) (5.3 x 3.44 (max))

Double glazed window, radiator, power points, fitted wardrobes leading to the concealed en-suite

En-Suite

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

Bedroom Five / Home Office

12'1" x 8'6" (3.7 x 2.6)

Double glazed window, radiator, power points, fitted office furniture

Dressing Room

6'6" x 5'10" (2.0 x 1.8)

Wardrobe spaces, eaves access

EXTERNALLY

Externally there is a large DRIVEWAY offering off-road parking for 3 cars, and a WESTERLY FACING sunny aspect rear garden comprised of patio and lawn.

