



Cottage Drive West, Gayton, Wirral CH60 8NX

- Idyllic and Charming Four Double Bedroom Detached Residence
- Exquisite Rear Garden with Large Pond, Lawn, Patio and Decking
- Hall, Three Reception Rooms, Study, Kitchen Diner, Utility and W.C
- Ample Off Road Parking, Detached Double Garage and Triple Glazing
- Occupying a Generous Sized Plot with Stunning Estuary Views
- Boasting 2,076 Square Foot of Sumptuous Living Accommodation
- Four Sizeable Double Bedrooms, En Suite and Family Bathroom
- Prestigious Area of Gayton - Viewing Strongly Recommended



£925,000





















Description

Idyllic and charming four double bedroom detached residence nestled on a beautiful private plot which boasts a large pond and stunning views towards the Estuary and Welsh Hills. A credit to the current owners this property boasts approximately 2,076 square foot of sumptuous living accommodation, flooded with an abundance of natural light and all appointed with a fresh and neutral décor.

In brief you have a welcoming hallway, three sizeable reception rooms and a study. Well fitted kitchen diner comprising a comprehensive range of wall and base units, Belfast sink and central island. the ground floor is completed by a utility room and W.C. To the first floor you have the master bedroom with fitted wardrobes and en suite shower room. Three further double bedrooms all fitted with storage and a three piece family bathroom. Externally this home boasts ample off road parking, detached double garage and triple glazing. Encapsulating this home perfectly is the aforementioned garden, generous in size and beautifully manicured with a large pond, sweeping lawn, patio and decked areas all with mature, well established planting borders offering a profusion of colour throughout the flowering months.

An enviable location nestled in the prestigious area of Gayton. With excellent local amenities, thriving community spirit and easy access throughout Wirral, Chester and Liverpool. Heswall is a town with its own unique charm, bustling with local boutique shops, cafes and beauty salons. Boasting a wealth of schools for all ages including St Peter's CofE Primary School, Heswall and Gayton Primary Schools. There are superb recreational facilities close by including Heswall Football Club and Squash Club. An established network of roads including the M53 and M56 motorways afford commuting links to major centres of employment in the North West.

EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plan

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2076sq.ft. (192.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.