



## Oldfield Road, Lower Heswall, Wirral CH60 6SF

- Executive Luxury Four Double Bedroom Detached Family Residence
  - Sumptuous Accommodation Appointed to an Exact Specification
  - Set Back from the Road Occupying a Large Plot with Envious Views
- Hallway, Lounge, Bespoke Kitchen/Dining Room, Utility, W.C and Office
  - Impressive Master Suite Complete with Dressing Area and En Suite
- Three Further Sizeable Double Bedrooms, Balcony and Four Piece Bathroom
  - Beautifully Landscaped Gardens to the Front and Rear of the Property
  - Gated Access, Long Block Paved Driveway and Integral Storage Garage



£850,000





































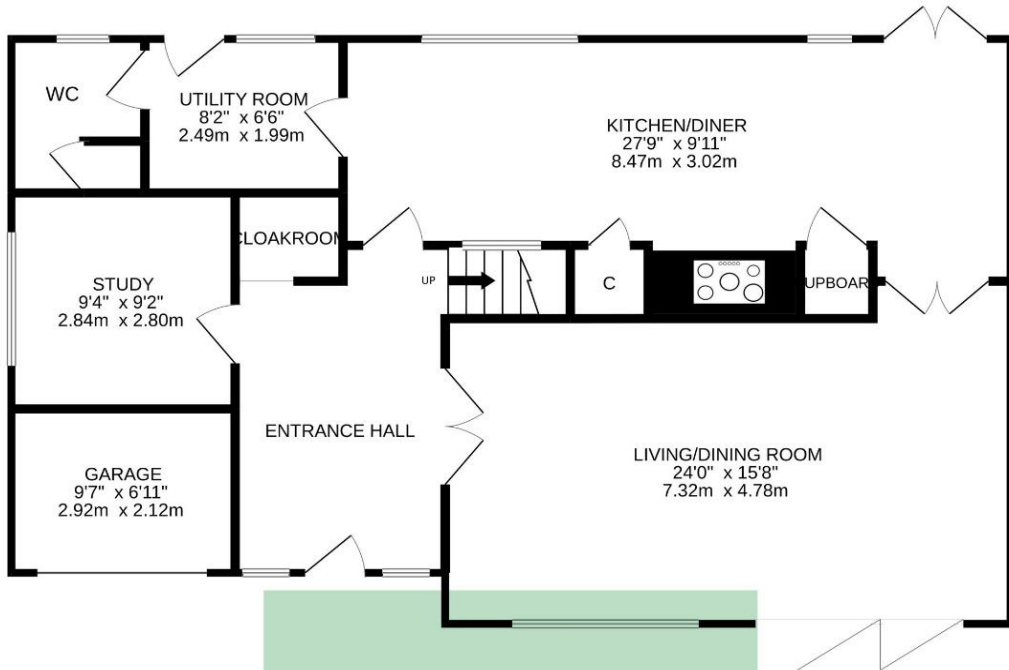
## Description

Opulent home situated on one of Lower Heswall's most desirable roads enjoying enviable front views of the Dee Estuary and Welsh Hills. This stunning contemporary four double bedroom detached residence is flooded with an abundance of natural light and offers exceptional family living space appointed to an superior specification throughout.

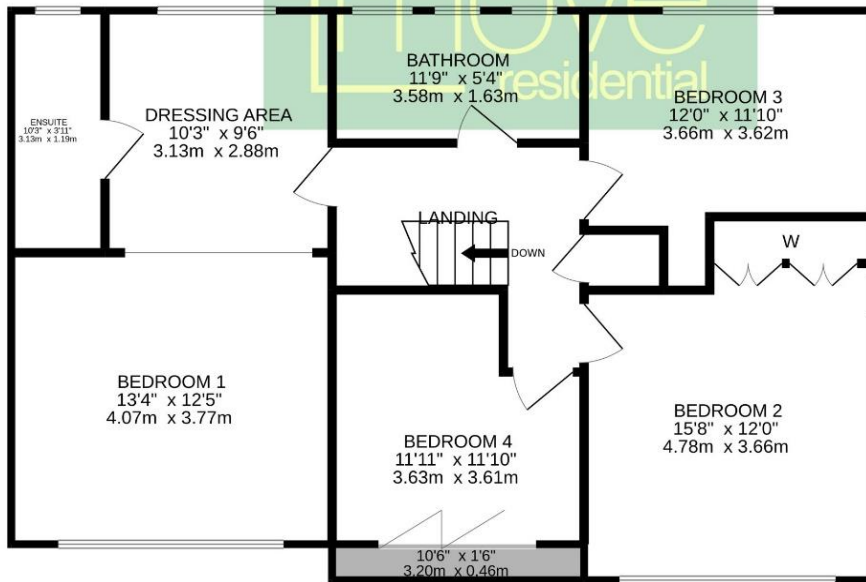
In brief this sumptuous accommodation comprises a reception hall which has double doors into a spacious lounge with feature fireplace and bi-folding doors leading to the front garden. At the heart of this home is the impressive open plan kitchen dining area which offers a bespoke fitted kitchen complete with Quartz work surfaces, integrated appliances and a feature corner banquette seating area. The ground floor also boasts a utility room, downstairs W.C along with a home office boasting a range of built in storage. To the first floor you have a large master suite with dressing area and luxury newly fitted en suite. Two further double bedrooms, fourth double bedroom with access to a balcony overlooking the front garden and positioned to appreciate the views and completing the first floor you have a contemporary four piece family bathroom.

This property further benefits from a long block paved driveway leading to an integral storage garage, double glazing and gas central heating throughout. Encapsulating this property perfectly are the stunning landscaped gardens, the front garden is mainly laid to lawn with well established hedging for privacy. To the rear you have a tiered garden enjoying a sunny aspect. Located within walking distance of Heswall Village this property also falls within the catchment area of highly acclaimed local primary and secondary schools. A closer inspection is essential to appreciate the size, setting and standard of this outstanding family home.

GROUND FLOOR  
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 1808 square foot 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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## Site Map



## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## 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.