



## Baskervyle Close, Gayton, Heswall CH60 8QL

- Executive and Luxurious Four Bedroom Detached Family Residence
- Generous Room Proportions with a Tasteful Decor and Flooded with Light
- Breathtaking Bespoke Open Plan Living Kitchen Diner with Utility Room
- Two Further Double Bedrooms and a Contemporary Family Bathroom
- Opulent Home Renovated to a Superior Specification Throughout
- Hallway, W.C, Living room, Study and Lounge with Bi-Fold Doors
- Two Large Double Bedrooms with Fitted Wardrobes and En Suite Facilities
- South Facing Rear Garden with Sweeping Lawn and Raised Decked Area



£935,000































## **Description**

Meticulously renovated with careful attention to detail, Move Residential are delighted to showcase this exceptional four double bedroom detached family residence. Refined elegance and luxurious comfort are a few terms to describe this sumptuous accommodation which must be viewed to be appreciated in full.

Boasting generous room proportions, appointed with a tasteful décor all flooded with an abundance of natural light. In brief this superb accommodation comprises a welcoming hallway with feature staircase incorporating a modern glass balustrade, downstairs W.C and doors to the majority of the ground floor rooms. Spacious living room with study off, this space has the potential to be a ground floor bedroom if required with the study having concealed plumbing to be turned into an en-suite. Lounge with bi-folding doors opening to the delightful rear garden. At the heart of this home you have a breathtaking open plan living kitchen diner, with a stylish fitted kitchen comprising a comprehensive range of wall units, large central island with Quartz worktops and a range of high specification Siemens appliances, Quooker tap and bi-folding doors opening to the garden. From the kitchen you have a utility room with also gives access into the double garage.

To the first floor you have two large double bedrooms both with a range of built in wardrobes and modern en suite facilities. Two further double bedrooms and a luxury family bathroom with free standing bath and walk in shower.

Externally the property is set back from the road with ample off road parking, front lawn and the aforementioned double garage. Encapsulating this home perfectly is the generous sized private rear garden, landscaped with sweeping lawn and raised decking with glass balustrade, a perfect space for entertaining or relaxing.

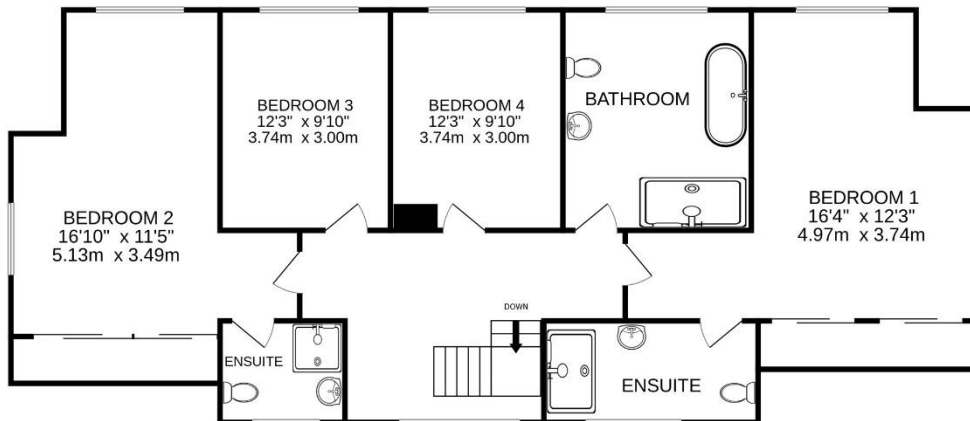
Gayton is a highly sought after area, there are local shops nearby along with principal shops, services and restaurants in Heswall centre together with excellent schools for all age groups within the locality including St Peters Primary School and Gayton Primary School. There are superb recreational facilities close by including Heswall Lawn Tennis Club, Heswall Golf, Football and Squash Club. An established network of roads including the M53 and M56 motorway's offer excellent commuting links throughout the North West.



GROUND FLOOR  
1718 sq.ft. (159.6 sq.m.) approx.



1ST FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA : 2817sq.ft. (261.7 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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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	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.