



Cottage Drive East, Gayton, Wirral CH60 8NZ

- Handsome Five Bedroom Five Bathroom Detached Family Residence
- Detached Annexe with Games Room, Gym/Bed Five, Sauna and Shower Room
- Renovated Throughout to an Exceptional Standard with Impressive Fixtures
- Lounge Opening to a Breathtaking Bespoke Kitchen with Appliances
- Set Back from the Road with Ample Parking, Garage and Extensive Gardens
- Substantial Plot with Delightful Open Aspects and Views Towards Wales
- Boasting Over 5,200 Square Foot of Sumptuous Family Living Accommodation
- Hallway, Sizeable Living Room, Dining Room, Study and Utility/Shower Room
- Four Sizeable Bedrooms Set Over Two Floors, Four En Suite and Laundry Room
- Prestigious Area of Heswall - Closer Inspection Essential to Appreciate this Home in Full



Guide Price £1,500,000 - £1,600,000





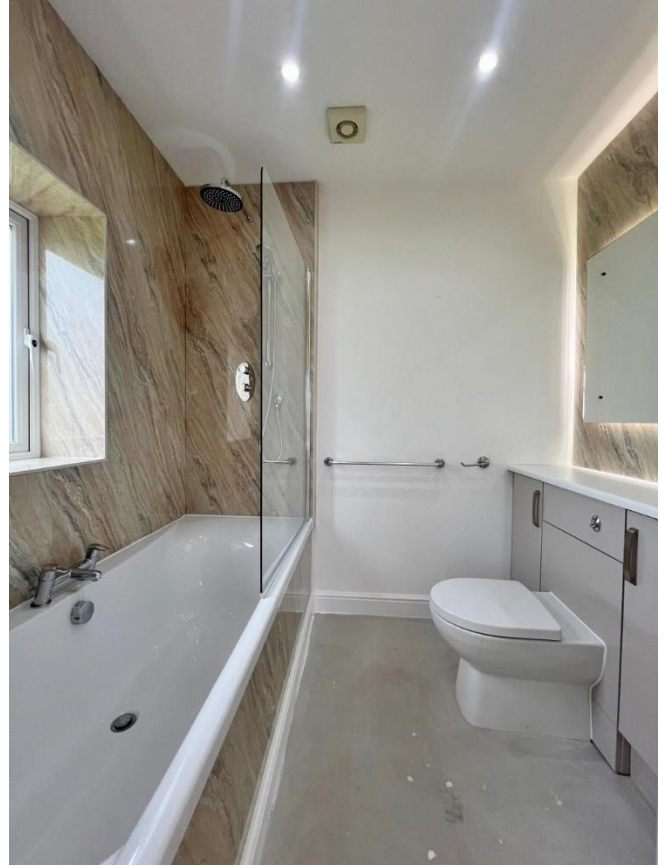




















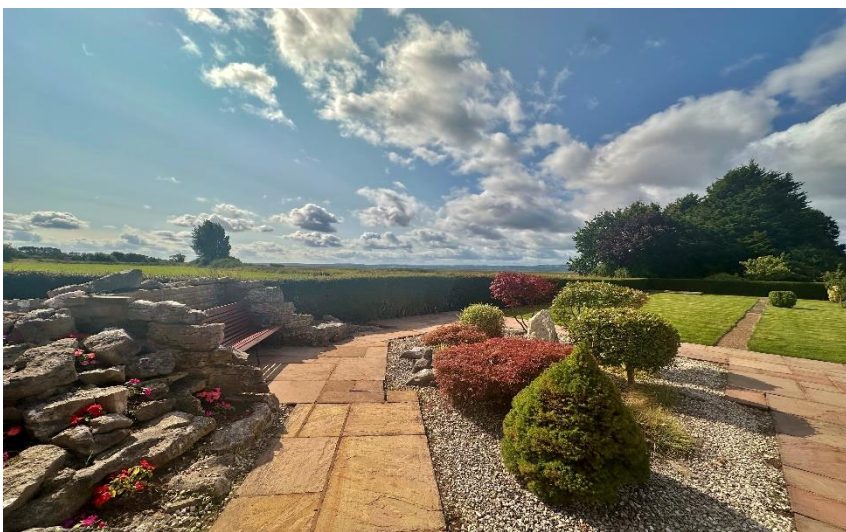














Description

Occupying a substantial plot with breathtaking views over the Dee Estuary towards the Welsh Hills, Move Residential are delighted to be the agent of choice to showcase this handsome and imposing five bedroom, five bathroom detached family residence. Immaculately presented and renovated throughout to a superior specification, this home boasts approximately 5,202 square foot of sumptuous living space which includes a large detached annexe currently set out with a games room with bi-folding doors gym/bedroom five, sauna and shower room. This stunning home must be viewed to be appreciated in full.

In brief this superb accommodation comprises a welcoming hallway with W.C off, generous sized living room with feature fireplace and patio doors opening to the impressive gardens, dining room and study. A well proportioned lounge opens to a bespoke high quality fitted kitchen comprising a comprehensive range units and integrated appliances. There is also a useful utility room accessed from the kitchen. To the first floor you have a large landing space giving access to three sizeable double bedrooms all with en suite facilities, and a laundry room. To the second floor you have a stunning fourth bedroom with four piece en suite bathroom.

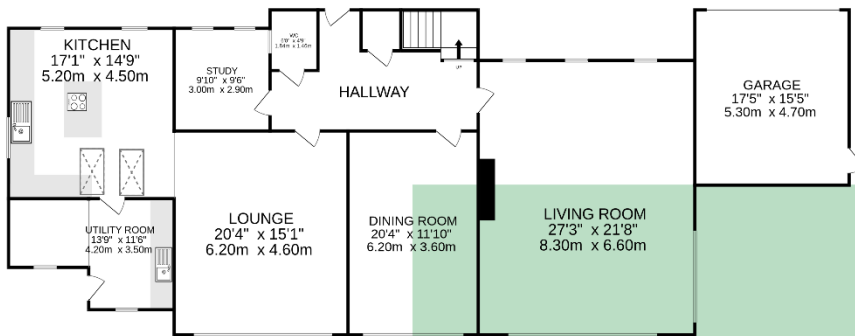
Externally the grounds encompass this home perfectly, set back from the road with ample off road parking, garage and lawned front garden. To the side and rear you have extensive lawned gardens with various patio areas perfect for entertaining or relaxing.

Additional Information

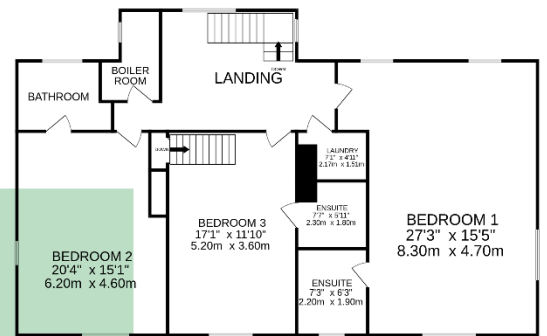
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for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

Floor Plan

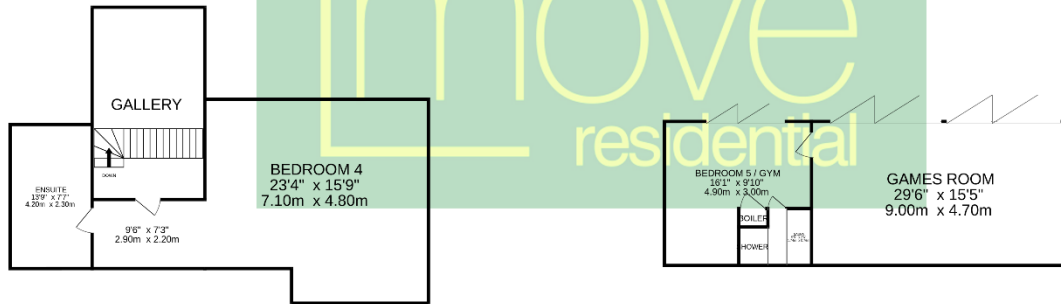
GROUND FLOOR
2265 sq.ft. (210.4 sq.m.) approx.



1ST FLOOR
1511 sq.ft. (140.3 sq.m.) approx.



2ND FLOOR
841 sq.ft. (78.2 sq.m.) approx.



GAMES ROOM & GYM (ANNEX)
586 sq.ft. (54.5 sq.m.) approx.

TOTAL FLOOR AREA : 5203 sq.ft. (483.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		