



Parklands Drive, Gayton, Wirral CH60 3RU

- Opulent Three Double Bedroom Extended Detached Bungalow
- Over 1800 Square Foot of Contemporary Open Plan Living Space
- Spacious Lounge Opening to a Bespoke Kitchen Dining Room
- Luxurious Five Piece En Suite Bathroom and a Modern Shower Room
- Lavish Home Appointed to a Superior Specification Throughout
- Stunning Central Glass Atrium Housing a 150 Year Old Olive Tree
- Three Bright and Spacious Double Bedrooms with Fitted Furniture
- Driveway, Garage and Beautifully Tended Front and Rear Gardens



£725,000

































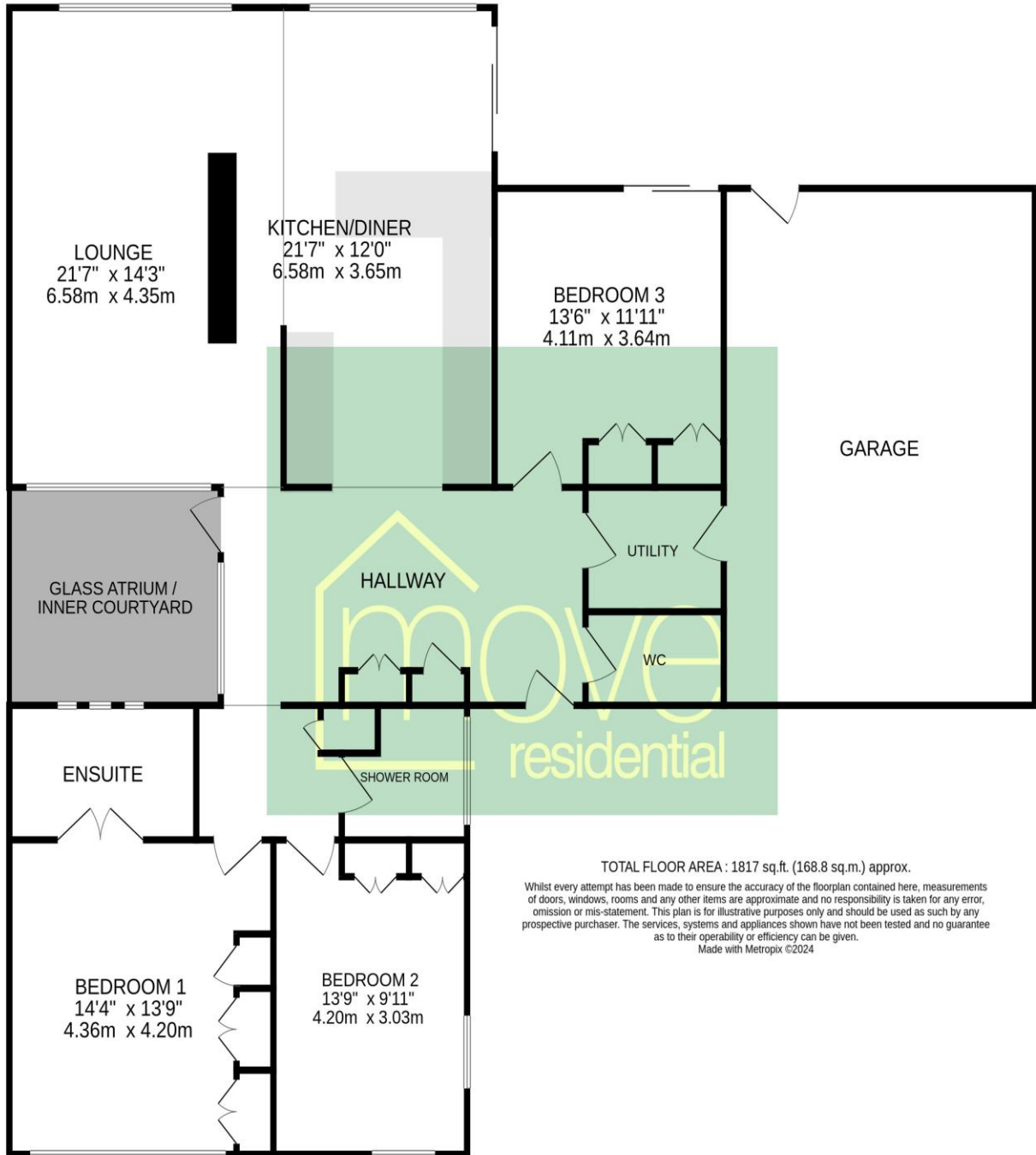
Description

No expense has been spared in curating this lavish three double bedroom detached bungalow, nestled in the prestigious area of Gayton. Appointed to a superior specification throughout, spanning over 1800 square foot of open plan contemporary accommodation, which must be viewed to be appreciated in full.

Floating concrete steps lead to the attractive entrance of this superb home, inside you have a large welcoming hallway with stunning central glass atrium housing a 150 year old olive tree. From the hallway a wooden slatted wall conceals a utility room and downstairs W.C. At the heart of this home you have an open plan living kitchen diner, separated by a media wall with feature fireplace, the lounge enjoys lovely views over the inner courtyard. A bespoke kitchen diner completes this area perfectly, with a comprehensive range of high quality wall and base units with Quartz work tops and a range of integrated appliances including oversized fridge, freezer and wine chiller. All three bedrooms are generous in size with fitted wardrobes, the master benefits from a luxurious five piece en suite bathroom with free standing bath, his and her sinks and a walk in shower, three feature windows offer a delightful outlook over the olive tree in the courtyard. You also have a modern shower room.

The property has undergone a wealth of improvements including new electrics, heating and plumbing, flooring, insulation and replastering throughout. Externally you have an Indian sandstone driveway providing ample parking leading to an integral garage. Encapsulating this superb home perfectly are the professional landscaped gardens, with sweeping lawn, patio area with pergola and sun deck/BBQ area. The area is complimented with a variety of exotic plants and feather board fencing offering a high degree of privacy.

Floor Plan



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 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		84 B
69-80	C	70 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.