



## Sandfield Park, Lower Heswall, Wirral CH60 9HX

- Opulent Four Bedroom Four Bathroom Detached Residence
- Approximately 3000 Square Foot of Sumptuous Accommodation
- Abundance of Superior Finishing Touches Throughout
- Breathtaking Open Plan Living Kitchen Diner with Bi-Folding Doors
- Luxurious Home Designed with Energy Efficiency in Mind
- Located in the Prestigious and Picturesque Area of Lower Heswall
- Hallway, Formal Lounge, Utility Room Office and Cloakroom
- Ground Floor Master Bedroom with Dressing Room and En Suite



£1,225,000





































## Description

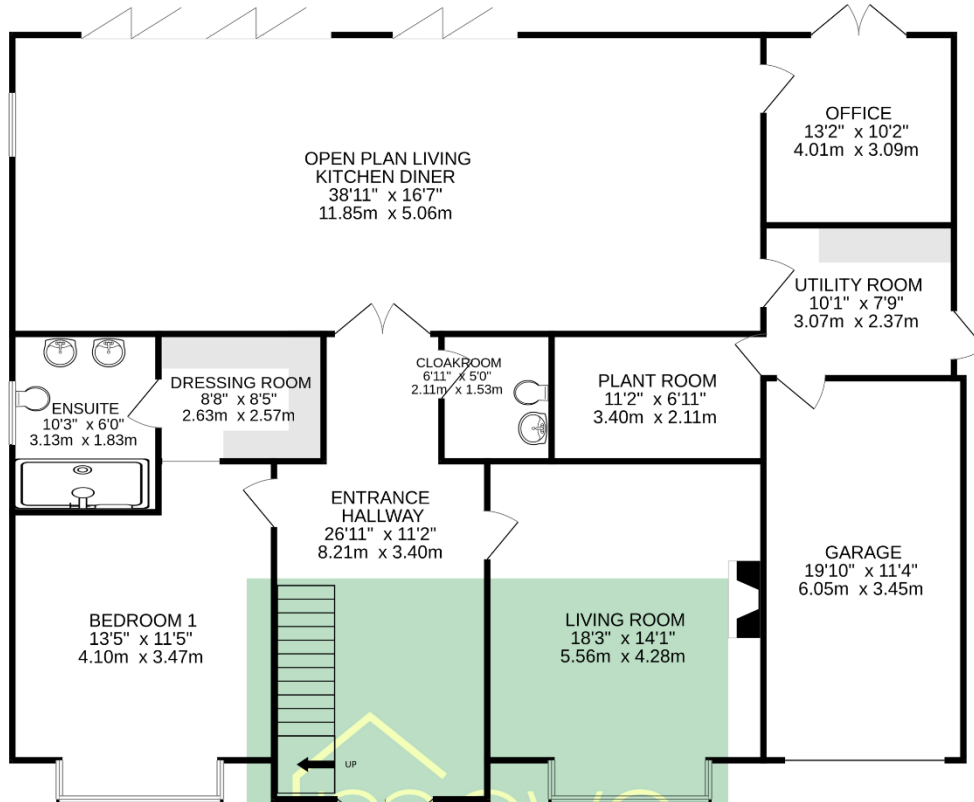
Luxury living at its finest, no expense has been spared in curating this opulent four bedroom, four bathroom detached residence. Designed with energy efficiency in mind, this home boasts Photovoltaic panels, a renewable energy source which also generates an income, ventilation system with heat recovery, air source heat pumping system and underfloor heating throughout the whole property. With approximately 3,000 square foot of sumptuous living accommodation with an abundance of superior finishing touches this home has been crafted to exude sophistication, style and modernity.

Nestled in the enviable and picturesque area of Lower Heswall this home occupies a generous and private plot, electric fob operated gates with video monitoring from two points within the house open to ample off road parking which leads to the attractive property frontage. A CCTV system gives a full view around the home which also has a fully integrated alarm system.

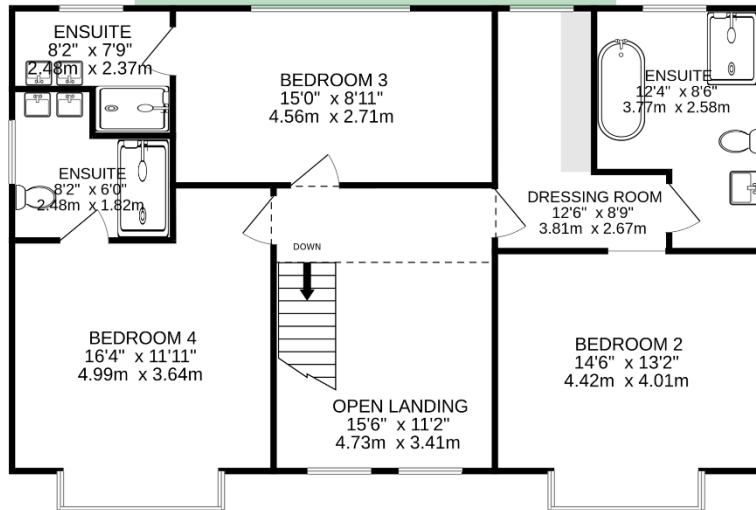
Inside you are welcoming into this magnificent property by an entrance hallway with double height vaulted ceiling, galleried landing and feature glass windows. A formal lounge sits at the front of the property with multi fuel burning stove set in an exposed brick chimney. At the heart of this home you have a breathtaking open plan living kitchen diner, a generous sized room spanning 38 foot, with bi-folding doors opening to the beautiful rear garden and atrium roof both flooding this room with an abundance of natural light. The family area is a perfect space for relaxing with a pot belly multi fuel fireplace. The handcrafted Brosna kitchen encapsulates this space perfectly, embodying the epitome of luxury with, walk in pantry, state of the art appliances including a Kettle tap, fridge freezer with secret pocket door and vision panel and the kitchen exhaust system which rises out of the work tops and back into a secret pocket housed within the work surfaces. You also have a utility room and office accessed from the lounge area. Back to the hallway you have a cloakroom and access to the ground floor master suite which boasts a walk in wardrobe and contemporary en suite shower room. To the first floor you have three well proportioned bedrooms all with modern en suite facilities and bedroom two with a walk in wardrobe.

The rear garden completes this home perfectly, designed for ease of maintenance with patio area and artificial lawn, a perfect space for alfresco entertaining. Externally you also have waterproof electric sockets and outside water tap. An enviable location nestled in the prestigious area of Lower Heswall. 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, there are superb recreational facilities close by including Heswall Golf club, Football Club, Tennis and Squash Club.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2952sq.ft. (274.2 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	88 B	90 B
69-80	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.