



Dawstone Road, Heswall, Wirral CH60 0BU

- Executive and Substantial Six Bedroom Detached Family Residence
- Arranged Over Three Floor Spanning Approximately 4216 Square Foot
- Hallway, Lounge and Dining Room Both with Balconies, Study and W.C
- Lower Ground Floor with Four Bedrooms, Two En Suite, Bathroom and Utility
- Kitchenette, Two Bedrooms, Four Piece En Suite and a Good Sized Study
- Prime Location of Heswall Enjoying Sensational Views of the Estuary
- Individually Crafted, Exuding Luxury and Style with a Superior Specification
- Impressive Kitchen Diner with Appliances and Access to the Balcony
- First Floor with Breathtaking Landing/Lounge with Log Burner and Stunning Views
- Ample Off Road Parking, Oversized Garage and Beautifully Manicured Gardens



Guide Price £1,000,000 - £1,100,000



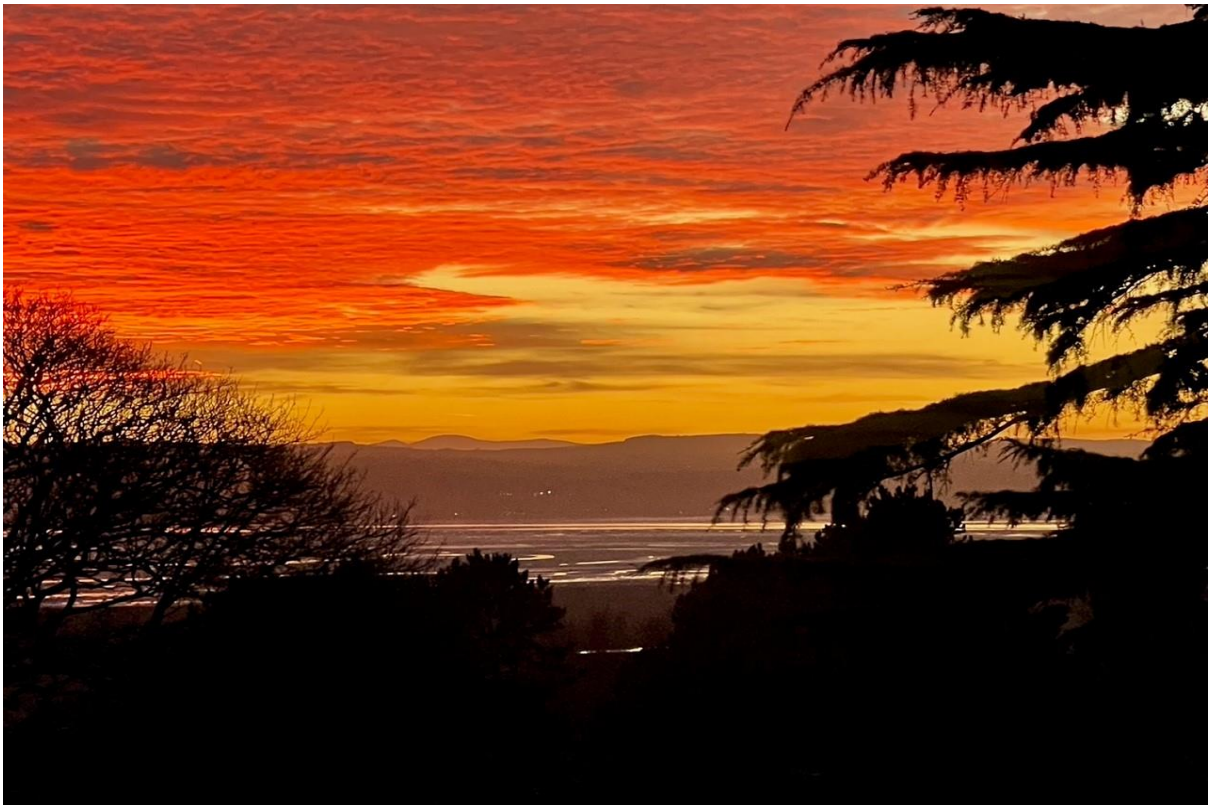
































Description

An elegant and substantial six bedroom detached residence, nestled in the prime location of Heswall with stunning Estuary views. Blending tradition with sophistication, styled with meticulous attention to detail this home exudes luxury with a superior specification throughout. Individually crafted offering sumptuous living accommodation arranged over three floors spanning approximately 4216 square foot of living space all with a flawless finish.

Set back from the road with ample off road parking leading to an oversized garage and the attractive property frontage. Internally you have a porch, W.C and welcoming hallway. Living room with inset log burning stove and Tri-fold doors opening to a balcony shared with the kitchen diner positioned to fully appreciate the views and with steps down to the delightful rear garden. Dining room with separate balcony and study. The kitchen diner is a superb space with contemporary fitted kitchen complete with a range of appliances including a coffee maker, double oven, microwave, induction hob with 5 ring hot spots, integrated dishwasher and American style fridge freezer.

The lower ground floor level offers a large master bedroom with modern four piece en suite and patio doors giving direct access to the garden. Two further double bedrooms, fourth bedroom with en suite shower room leading to a utility room. This level also boasts a four piece family bathroom.

To the first floor you have a breathtaking landing/lounge, a well proportioned space with feature windows fully absorbing the views and a log burning stove. From here you have a useful kitchenette, two double bedrooms, en suite and a large study space.

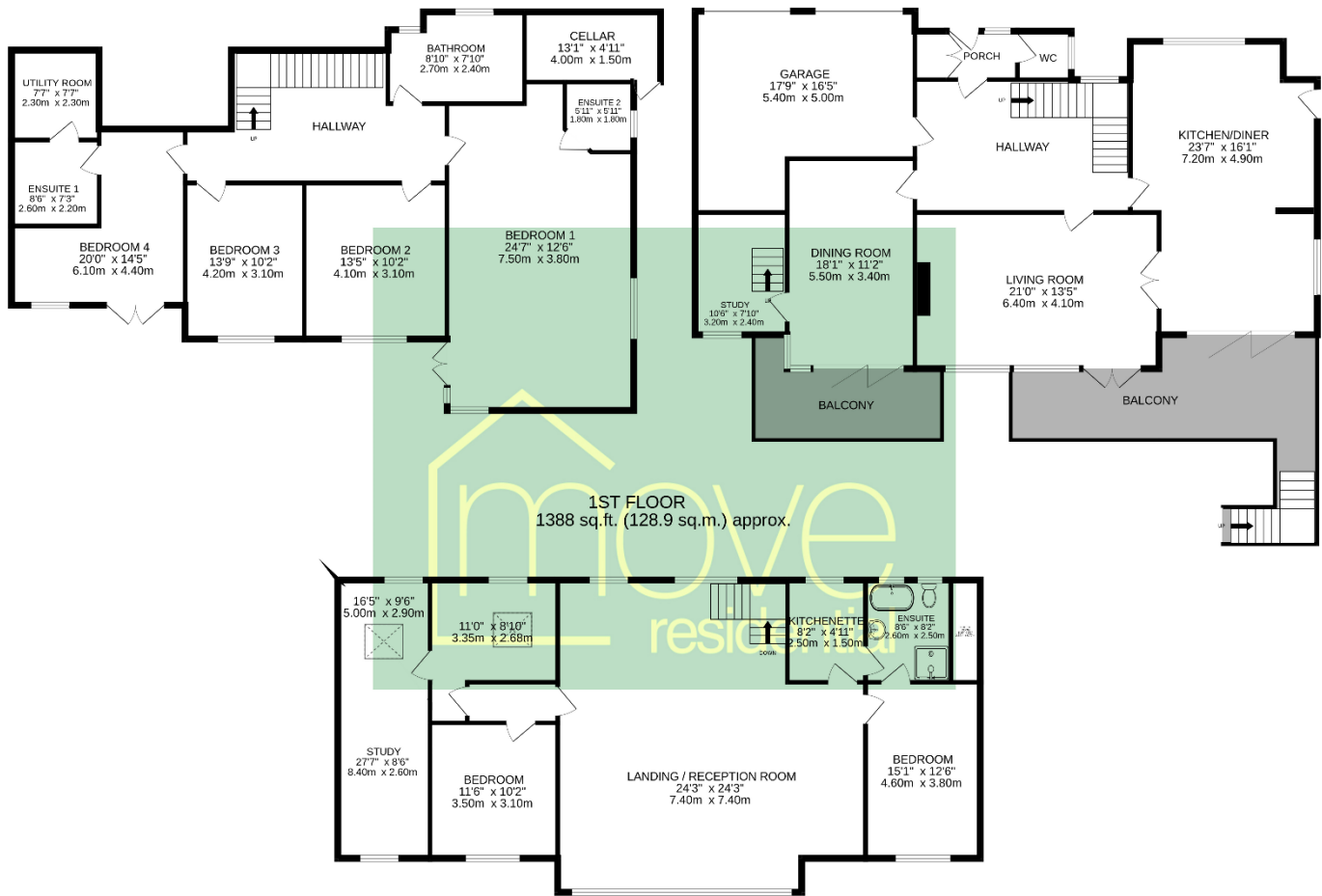
Externally the grounds truly encapsulate this home perfectly, beautifully landscaped with various seating areas, sweeping lawn and well stocked borders. A perfect place for entertaining or relaxing. Further benefiting from two external security cameras and lighting, roof mounted solar water heating panels and 4,000 litres of rain water storage which are in 4 separate tanks and 4 bar pressure for garden irrigation.

An enviable location nestled in the prestigious area of 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 Football Club and Squash Club. An established network of roads including the M53 and M56 motorways afford commuting links to major centres of employment in the North West.

Floor Plan

LOWER GROUND FLOOR
1390 sq.ft. (129.1 sq.m.) approx.

GROUND FLOOR
1474 sq.ft. (137.0 sq.m.) approx.



TOTAL FLOOR AREA : 4252 sq.ft. (395.0 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		83 B
69-80	C	71 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.