



The Akbar, Heswall, Wirral, CH60 9HQ

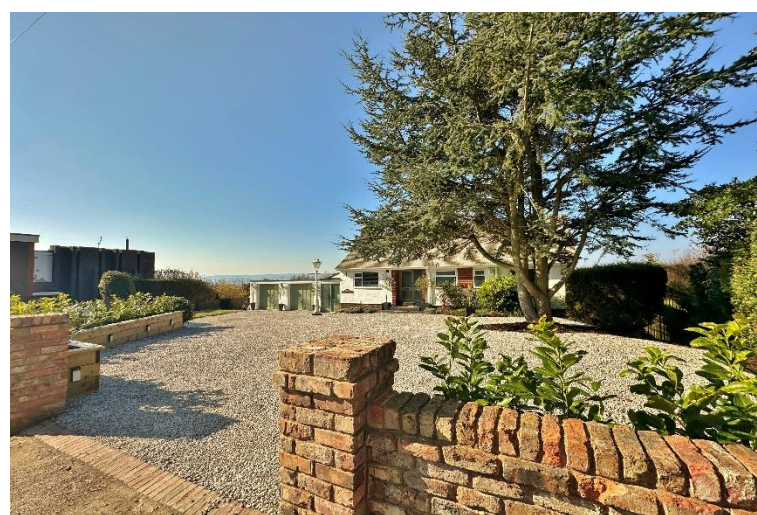
- Unrivalled Four/Five Double Bedroom Detached Family Residence
- Enjoying Breathtaking Panoramic Views Over the Dee Estuary
- Magnificent Open Plan Living Kitchen Diner with Feature Windows
- Four Sizeable Double Bedrooms, En Suite Bathroom and Separate W.C
- Extensive Garden with Sweeping Lawn, Large Patio and Outdoor Kitchen
- Exceeding all Expectations with Exquisite Attention to Detail
- Spanning Over 3,100 Square Foot of Sumptuous Living Accommodation
- Walk in Pantry, Games Room, Office/Bedroom and En Suite Shower Room
- Desirable Road with Ample Off Road Parking and Double Garage/Gym
- Closer Inspection Essential to Appreciate this Opulent Family Home



£1,495,000

















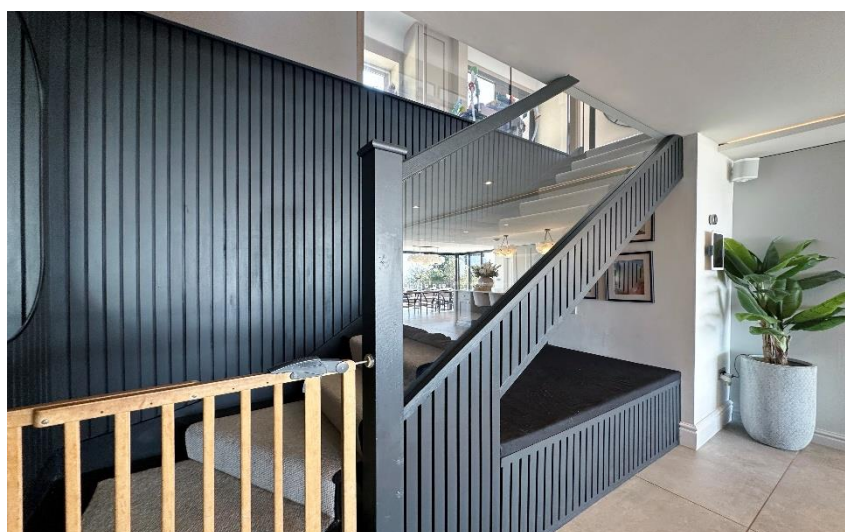
























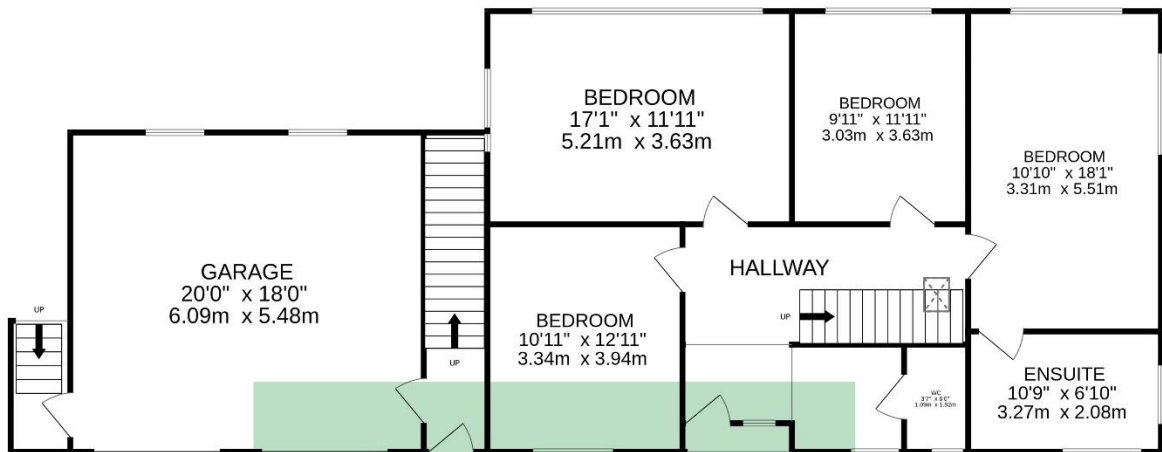




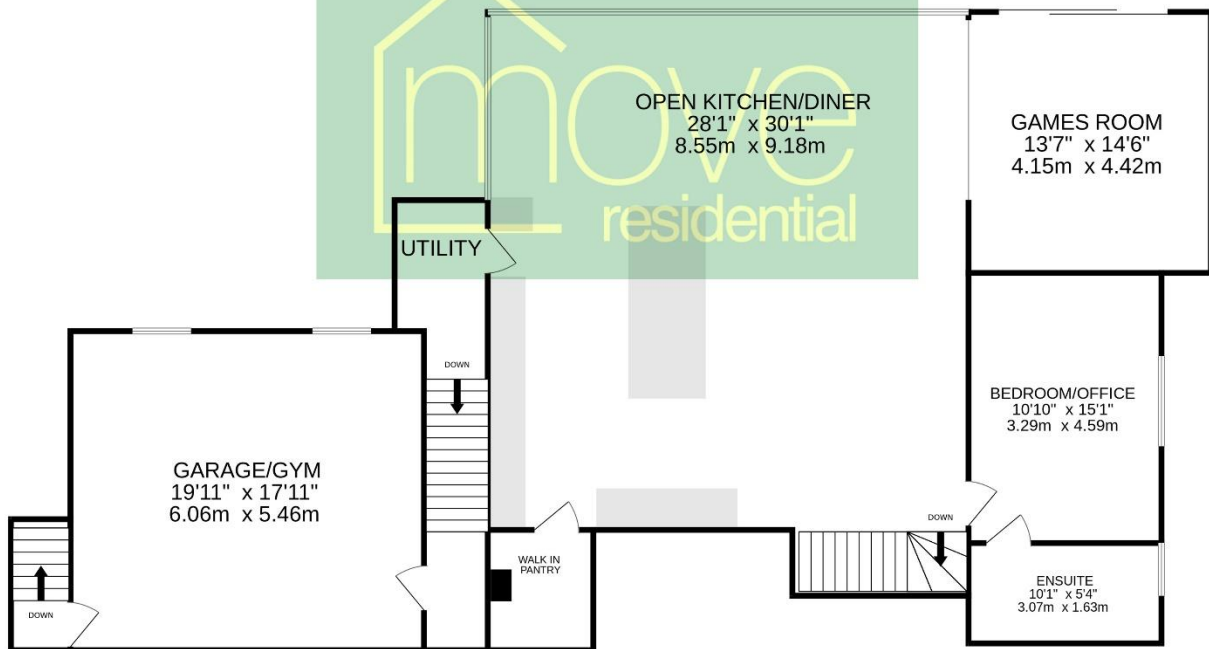




GROUND FLOOR



LOWER GROUND FLOOR



TOTAL FLOOR AREA : 3142 sq.ft. (291.9 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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Description

A showstopping residence that far exceeds all expectations and enjoys arguably one of the most breathtaking panoramic views over the Dee Estuary towards the Welsh Hills. Move Residential are proud to offer to the sales market this unrivalled four/five bedroom detached residence, enjoying an enviable secluded position on one of Heswall's most prestigious roads. No expense has been spared in curating this magnificent home of immense proportions and exacting standards. Spanning over 3,100 square foot of sumptuous living space with an abundance of luxury fixtures and fittings.

Sunken into the landscape you enter the property via a welcoming hallway and on the ground level you have the sleeping quarters. Four sizeable bedrooms with feature windows to fully absorb the views, contemporary en suite bathroom and a W.C. The lower ground floor boasts a magnificent open plan living kitchen diner which truly takes your breath away, the feature floor to ceiling windows flood the room with natural light and frame the sensational views over the extensive gardens towards the Welsh Hills. A bespoke high quality fitted kitchen with large central island, top of the range appliances and walk in pantry. Steps lead down to a lounge area with a built in media wall, on the other side of which is a games room with sliding patio doors out to the superb grounds. Further benefiting from a home office/bedroom with en suite shower room.

Externally you have ample off road parking leading to the attractive property frontage and double garage/gym. To the rear you have an extensive garden, mainly laid to lawn with open aspect onto the surrounding countryside and panoramic views. You have a large raised patio area and covered outdoor kitchen an ideal place for relaxing or alfresco entertaining.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 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.