



Philips Way, Lower Heswall, Wirral, CH60 4RT

- Truly Exquisite Four Bedroom Detached Residence
- Finished To The Highest Specifications Throughout
- Immaculately Presented Open Plan Kitchen Diner
- Three Luxury Ensuite Bathrooms & Separate WC
- Coveted Location With Views Over The Dee Estuary
- Elegant Entrance Hall & Stunning Reception Room
- Four Generous & Impeccably Presented Bedrooms
- Beautifully Maintained Garden, Driveway & Garage



£1,165,000







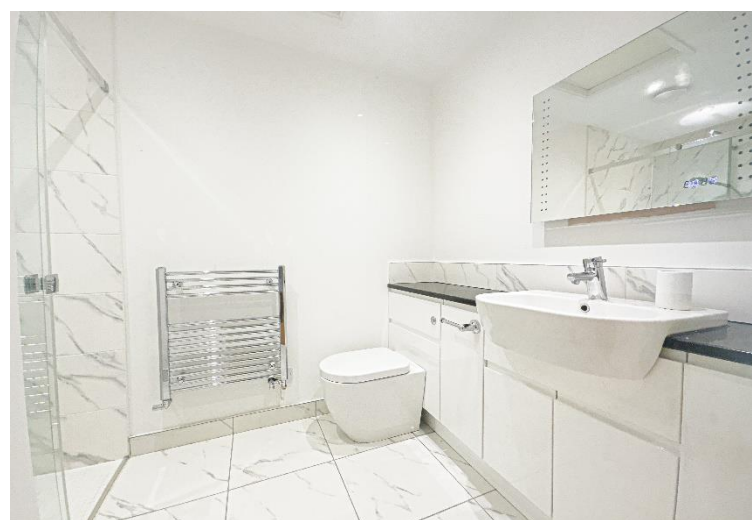




















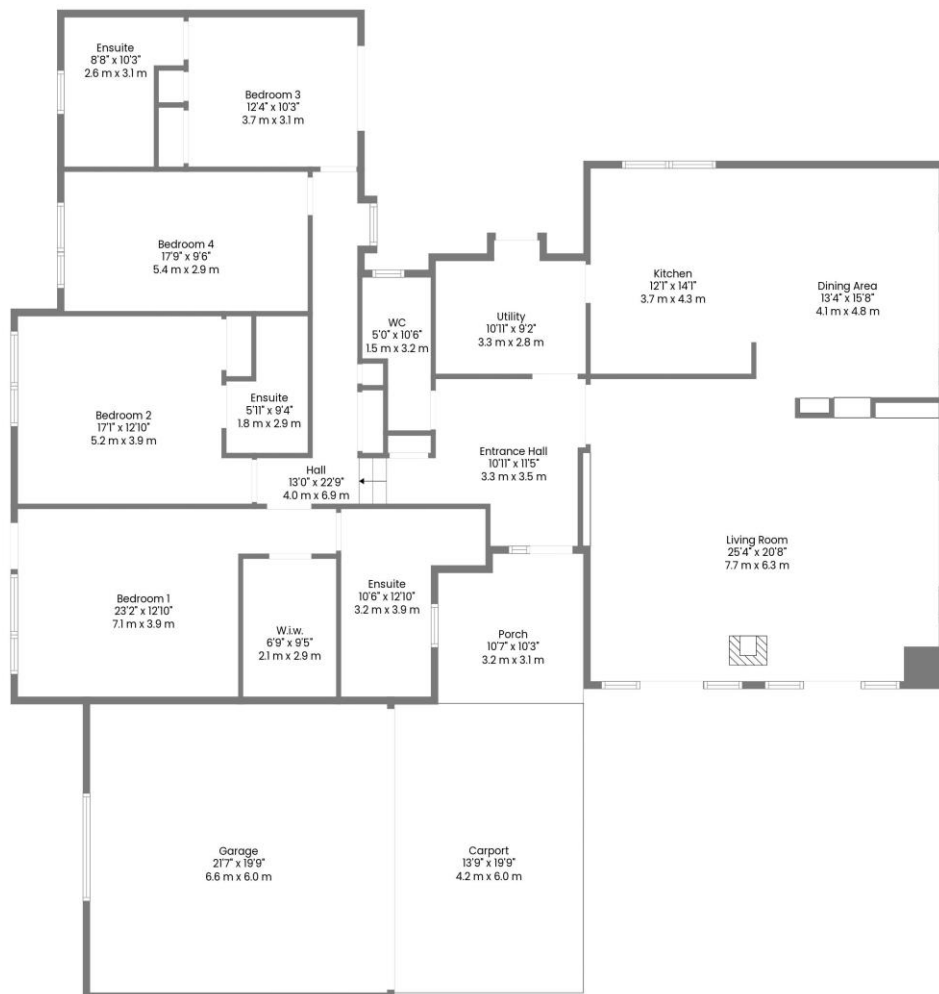
Description

This truly exquisite four bedroom detached residence, enjoying a prime location on Phillips Way in the highly prestigious area of Lower Heswall, is proudly showcased to the sales market courtesy of appointed agents Move Residential. The property boasts a striking modern frontage which exudes curb appeal, and offers breathtaking views over the Dee Estuary towards the Welsh Hills. The interior is equally captivating, hosting expansive living proportions which have been thoughtfully designed to meet the needs of modern living. Evidently finished to the most exemplary specifications and flooded with natural light throughout, this property offers a unique luxury living experience for an extremely lucky buyer.

An elegant entrance hall greets you into the residence, setting the tone for the accommodation to follow, leading through to a showstopping reception room which is certain to impress even the most discerning of buyers. Tall windows run the length of the space illuminating the room in daylight, featuring sliding patio doors which provide seamless access out to the garden. Immaculately finished in a fresh contemporary décor featuring an eye-catching wood burner, this presents a fabulous social setting for relaxing and entertaining. The living area flows seamlessly through to a generously sized open plan kitchen diner complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. The centre island incorporates a breakfast bar, providing the ideal spot for more casual dining, and with ample room to accommodate a dining table, this presents a delightful space for enjoying family mealtimes and hosting guests whilst appreciating the picturesque views. The sleeping accommodation consists of four spacious double bedrooms, each finished to an impeccable standard featuring plush carpeting throughout and receiving an abundance of natural light. The sumptuous master bedroom enjoys the added luxury of a walk-in-wardrobe, along with a deluxe four-piece ensuite bathroom. Two further bedrooms also benefit from contemporary style ensuite facilities, and concluding the interior of this remarkable residence is a convenient WC.

Externally, the property is further enhanced by meticulously maintained garden areas to the front and back, with the front garden consisting of a neatly manicured lawn and a smartly flagged patio area, presenting a serene spot for enjoying al-fresco dining and entertaining, overlooking the estuary. A sweeping driveway provides ample off-road parking for several vehicles, whilst a garage offers additional storage space. A viewing is highly recommended to fully appreciate the generous proportions, high quality finishes, and idyllic setting that this stunning home has to offer.

Floor Plan



TOTAL: 2270 sq. ft, 211 m2

FLOOR 1: 2270 sq. ft, 211 m2

EXCLUDED AREAS: GARAGE: 427 sq. ft, 40 m2, UTILITY: 90 sq. ft, 8 m2, CARPORT: 272 sq. ft, 25 m2,

PORCH: 103 sq. ft, 10 m2, BAY WINDOW: 4 sq. ft, 0 m2

WALLS: 162 sq. ft, 16 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 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.