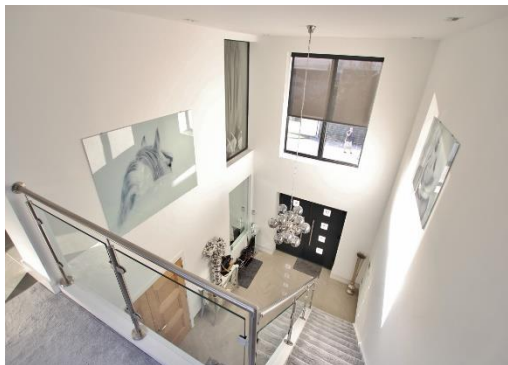


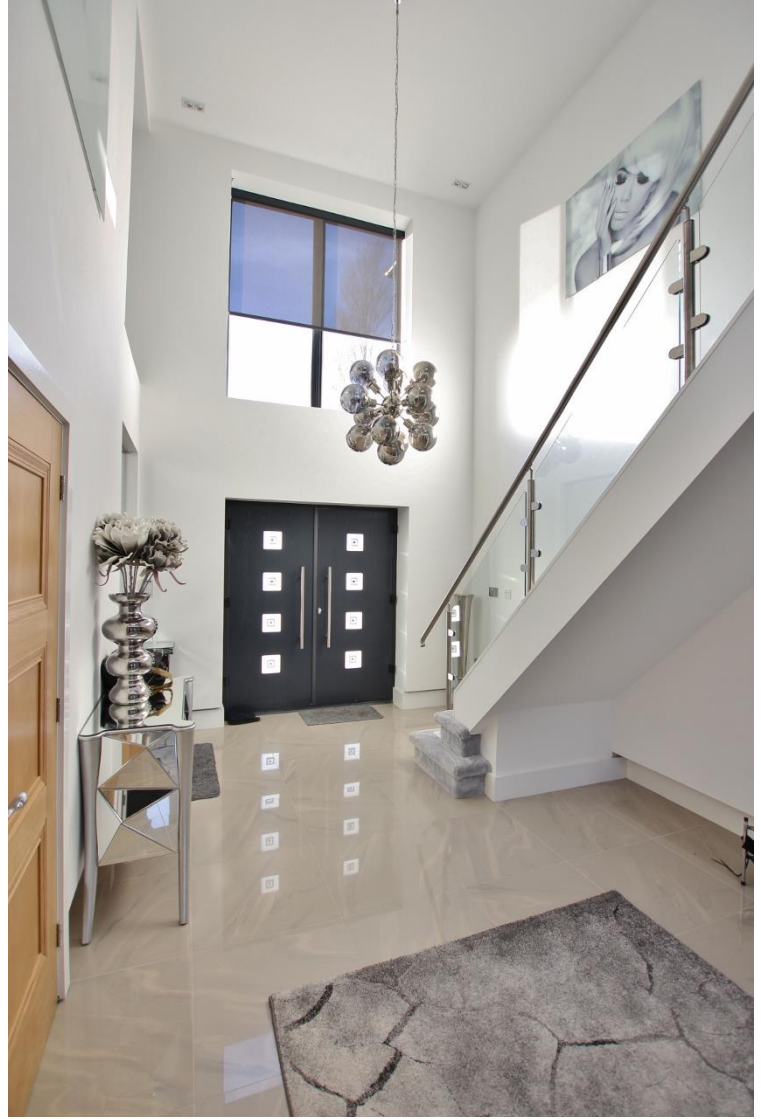


Greenfields Lane, Lower Heswall, Wirral CH60 9HG

- Luxurious Six Double Bedroom Detached New Build Residence
- Arranged Over Three Floor to Fully Appreciate the Stunning Views
- Ground Floor Bedroom Suite with Lounge Area, Bedroom and En Suite
- Second Floor Master Suite with Lounge Area, Luxury En Suite and Balcony
- Boasting Ample Off Road Parking and a Detached Double Garage
- Constructed and Appointed to Exacting Standards Throughout
- Hallway, Lounge, Sitting Room, W.C, Utility, Store and Plant Room
- Impressive First Floor Open Plan Living Kitchen Diner with Appliances
- Substantial Plot Boasting 5080 Square Foot of Sumptuous Living Space
- Wealth of High Quality Finishing Touches - Viewing Essential



£1,250,000





















Description

Luxurious, individually designed six bedroom detached home styled with meticulous attention to detail this home exudes luxury with a superior specification throughout. Arranged to fully absorb the stunning views over the Dee Estuary towards the Welsh Hills.

Offering sumptuous living space of approximately 5080 sq ft all with a flawless finish. In brief you have a grand entrance hall with porcelain tiled floor and a double vaulted ceiling with gallery landing. Spacious lounge with feature fireplace, and open archway to a sitting room with bi-folding doors to the beautiful rear garden. The ground floor further benefits from an office, plant room, utility bedroom six with lounge area and en suite shower room.

The first floor boasts a galleried landing, impressive open plan bespoke living kitchen diner with contemporary fitted kitchen complete with integrated appliances and covered terrace enjoying the sensational views. Bedroom two with modern en suite, bedrooms three and four with a Jack and Jill en suite and a fifth double bedroom. The second floor offers the master suite, a large room with lounge area, covered terrace and luxury four piece en suite bathroom.

Further benefiting from off road parking with electric gated access, detached double garage, double glazing and central heating with underfloor heating powered by Viessmann heating system. Encapsulating this home perfectly is the generous sized enclosed rear garden, beautifully landscaped with patio and artificial lawned areas.

Situated in 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 including St Peter's CofE Primary School, Heswall and Gayton Primary Schools. 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.

Entrance Hall -10' 6" x 22' 7" (3.21m x 6.88m)

Porcelain tiled floor with underfloor heating, double vaulted ceiling with gallery landing, UPVC double glazed window to front aspect with electrically operated blinds, UPVC double glazed door to rear garden, access to lounge, office, utility and bedroom six

Lounge -22' 1" x 17' 11" (6.74m x 5.45m)

Three UPVC double glazed windows to front aspect, UPVC double glazed door to side elevation leading to garden, underfloor heating, fireplace, LED downlights, open archway to sitting room

Sitting Room -17' 9" x 8' 6" (5.4m x 2.59m)

Aluminium framed double glazed bi-folding doors to rear garden, underfloor heating, stairs to living area

Office - 15' 7" x 17' 10" (4.76m x 5.43m)

UPVC double glazed window to front aspect with electrically operated blinds, underfloor heating, LED downlights, access to plant room, UPVC double glazed sliding patio doors to side aspect

Plant Room - 5' 11" x 9' 11" (1.8m x 3.02m)

Water cylinder, boiler, CCTV hub, power and network hubs

Bedroom Six - 12' 11" x 7' 10" (3.93m x 2.40m)

Double bedroom with UPVC double glazed window to rear aspect, underfloor heating, open to lounge area, access to en suite

Lounge Area - 7' 9" x 12' 11" (2.35m x 3.94m)

Underfloor heating, UPVC double glazed French doors to rear garden, UPVC double glazed window to rear aspect

En Suite - 6' 2" x 6' 7" (1.89m x 2m)

Shower, WC, wash basin with vanity cupboard, underfloor heating, heated towel rail, UPVC double glazed window to rear aspect

Utility Room - 7' 10" x 6' 6" (2.39m x 1.98m)

UPVC double glazed door with built in blinds to rear garden, underfloor heating

First Floor Landing -

Gallery landing with underfloor heating, LED downlights, UPVC double glazed window to rear aspect, UPVC double glazed skylight, access to living area and walk in wardrobe

Kitchen and Living Area - 27' 6" x 23' 4" (8.37m x 7.10m)

Wall and base units with quartz worksurfaces, integrated dishwasher, fridge, freezer, double oven (one part microwave), integrated induction hob, integrated sink, integrated warming tray, ceramic wall tiles, breakfast island with bar, underfloor heating, aluminium framed bi-folding doors to terrace with views of the Welsh Hills, UPVC double glazed window to rear aspect with electrically operated blinds, rear staircase

Bedroom Two - 15' 6" x 16' 3" (4.73m x 4.95m)

Double bedroom with underfloor heating, UPVC double glazed window to side aspect, UPVC double glazed window to front aspect with electrically operated blinds and views of the Estuary and Welsh Hills, access to en suite

En Suite Two - 5' 11" x 11' 3" (1.80m x 3.43m)

Underfloor heating, shower, WC, wash basin with vanity cupboard, bath, ceramic floor tiles, heated towel rail, UPVC double glazed windows to side and front aspects

Bedroom Three - 11' 0" x 12' 7" (3.36m x 3.84m)

Double bedroom with underfloor heating, UPVC double glazed windows to side and rear aspects, access to 'Jack and Jill' en suite

Bedroom Four - 12' 10" x 11' 1" (3.90m x 3.39m)

Double bedroom with UPVC double glazed windows to side and rear aspects, access to 'Jack and Jill' en suite

'Jack and Jill' En Suite - 8' 2" x 6' 0" (2.5m x 1.83m)

Shower, WC, wash basin with vanity cupboards, heated towel rail, UPVC double glazed window to rear aspect

Bedroom Five - 16' 9" x 10' 4" (5.11m x 3.14m)

Double bedroom with fitted wardrobe, UPVC double glazed windows to rear and front aspects

Second Floor -

Master Suite - 15' 3" x 29' 9" (4.65m x 9.08m)

Double bedroom with seating area and UPVC double glazed door to balcony with views, radiator, access to en suite

Master En Suite -

Bath, shower, WC, wash basin with vanity drawer unit, ceramic floor tiles, heated towel rail, UPVC double glazed window to rear aspect

Exterior -

Quarter acre plot comprising:

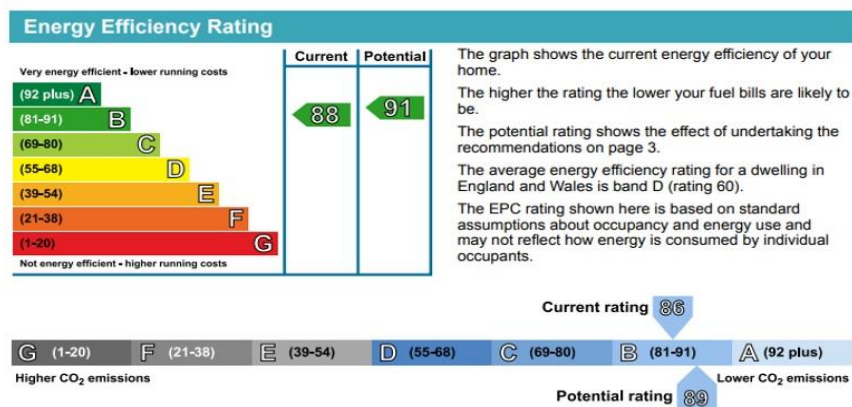
Front -

Electric gates giving access to block paved off road parking area and detached garage

Rear Garden -

Lawned garden, landscaped with artificial grass

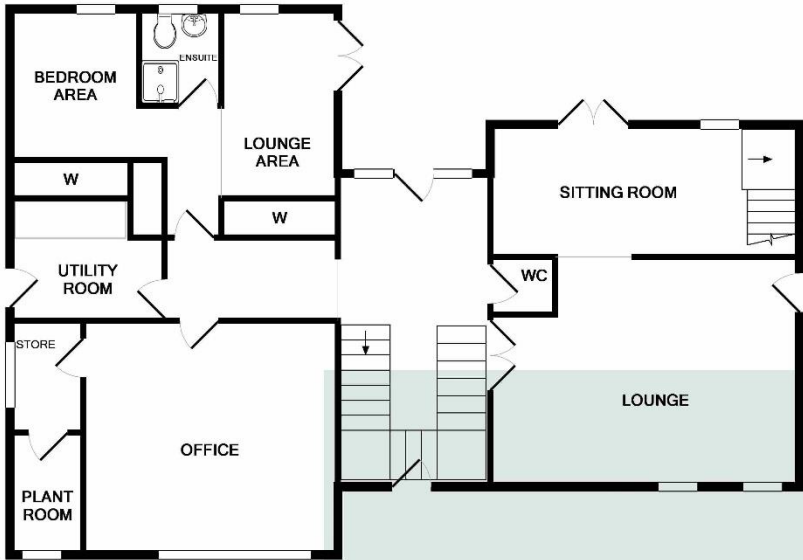
EPC Summary



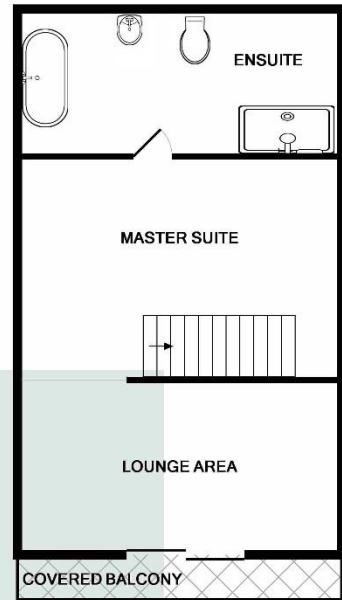
Additional Information

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.

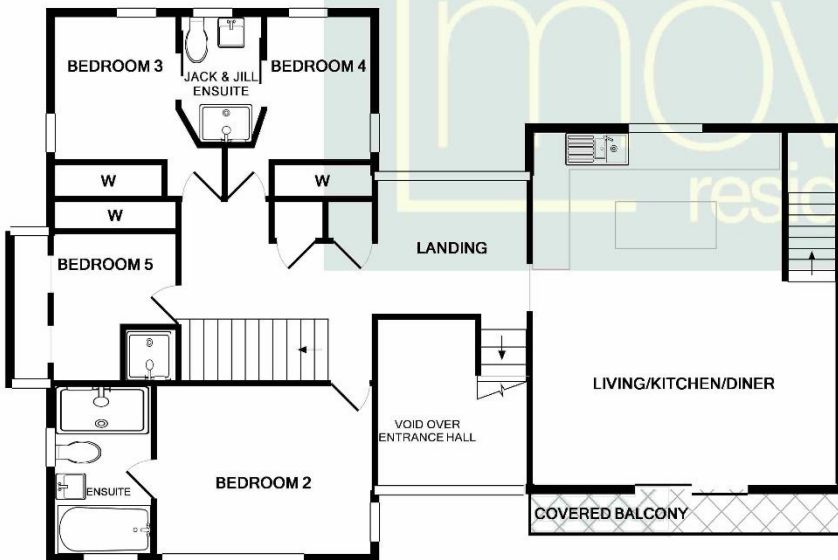
Floor Plan



GROUND FLOOR



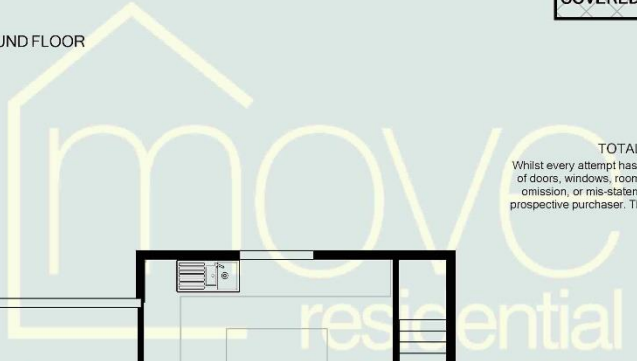
2ND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 5080 SQ.FT. (471.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Site Map

