



Heath Dale, Bebington

£600,000 OIRO



LESLEY HOOKS
ESTATE AGENTS





Now, this is the one you've been waiting for...Rarely does a home come along that truly has it all — but step inside this stunning, detached residence and prepare to fall completely in love. Offering contemporary living at its very finest, this exceptional home is flooded with natural light, thoughtfully designed, and finished to a standard that will leave you utterly breathless. Tucked away in a private cul-de-sac yet within easy walking distance of local shops, schools and transport links, Heathdale really does offer the best of both worlds — a peaceful retreat from the world, without sacrificing a single convenience. From the moment you arrive, the kerb appeal speaks volumes. A generous driveway provides ample off-road parking, setting the tone for what awaits beyond the front door. Step inside via the elegant glass porch and into a beautifully appointed hallway, where a striking glass banister staircase makes an immediate style statement. A convenient downstairs WC is tucked neatly away, and the flow of the ground floor is simply superb. The lounge is a real showstopper — a fabulous Jack and Jill fireplace connects effortlessly through to the hallway, whilst open access leads you seamlessly into the conservatory, creating that wonderful sense of space, light and connection throughout. The heart of this home, however, is undoubtedly the breathtaking open plan kitchen and family room — the dining area is a truly spectacular space beneath a soaring vaulted ceiling, anchored by a gorgeous gas stove that gives the whole room a wonderfully cosy yet contemporary feel. Also on the ground floor is a wonderfully versatile living room — equally perfect as a fourth bedroom, complete with its own en-suite — alongside a practical utility room. Whether you need a guest suite, a home office, or a retreat for a teenager who thinks they own the place, this room has you covered. Upstairs, three generous double bedrooms provide luxurious and restful spaces for the whole family, all beautifully served by a truly gorgeous four-piece bathroom. And then there's the garden. Oh, the garden. South westerly facing and bathed in glorious afternoon and evening sunshine, this is an absolute dream of an outdoor space. A stylish patio area is perfect for alfresco dining, the covered hot tub area is quite simply divine — but the pièce de résistance? The garden room. Not a shed. Not a summer house. A home pub. Yes, really. Your very own local, right at the bottom of the garden. What more could you possibly ask for? We genuinely cannot think of a single thing. Homes like this, in locations like this, don't come along very often. We strongly suggest you pick up the phone — today. Council tax band E. Freehold



Hallway

13'11" (4.24m) x 12'9" (3.89m)

Downstairs WC

6'11" (2.11m) x 2'11" (0.89m)

Lounge

17'3" (5.26m) x 11'10" (3.61m)

Conservatory

11'10" (3.61m) x 11'8" (3.56m)

Open Plan Kitchen Family Room

34'2" (10.41m) Max x 18'1" (5.51m) Max

Living Room/Bedroom Four

16'2" (4.93m) x 8'8" (2.64m)

En-Suite & Utility

9'10" (3m) x 8'8" (2.64m)

Bedroom One

18'4" (5.59m) Into Wardrobe Recess x 11'11" (3.63m)

Bedroom Two

12'0" (3.66m) x 9'5" (2.87m)

Bedroom Three

9'8" (2.95m) x 8'5" (2.57m)

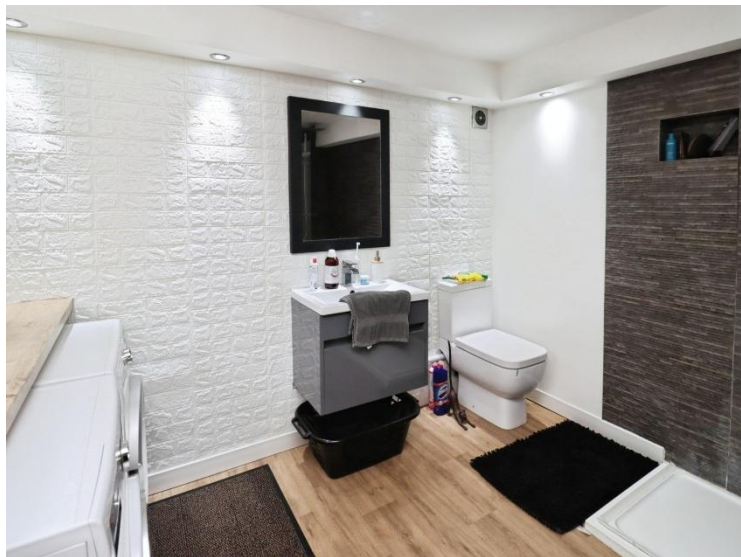
Bathroom

9'6" (2.9m) x 6'5" (1.96m)

Garden Room/Pub

16'2" (4.93m) x 9'0" (2.74m)







TOTAL FLOOR AREA: 1767 sq.ft. (164.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, heights 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. Made with floorplan CE202.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.