



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

The Paddock, Wirral, Merseyside CH60 1XJ

£699,950

4 Bedroom 3 Reception 2 Bathroom

****No Chain - Stunning Family Home With Open Plan Kitchen & Living Area - Sought After Location - Generous Plot & Gardens****

Hewitt Adams is thrilled to offer to the market this stunning FOUR BEDROOM family home located on The Paddock in Heswall. Sitting in a generous plot with a large, family sized garden with an ETERNAL HOME OFFICE / GAMES ROOM - this is one not to be missed! Sold with NO ONWARD CHAIN!

The owners have built a contemporary family home of the highest quality, that has been a much loved family home for over 20 years. Benefitting from coming to the market having only had one owner - this is a beautifully designed and maintained family home. As Agents we have been most impressed by the attention to detail throughout.

The Paddock is a highly sought after residential road a short distance from the centre of Heswall and within the catchment area of local schools.

In the Agents opinion this is the ideal family home. Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into:

Porch

Cloaks-cupboard, radiator, glazed door into:

Hall

Staircase to first floor, store cupboard

Lounge

11'10" x 16'9" (3.62 x 5.11)

Double glazed window to front aspect, radiator, power points, TV point, fireplace

Dining Area

9'3" x 12'2" (2.82 x 3.71)

Radiator, power points, ample space for a large dining set

Study

12'6" x 9'3" (3.83 x 2.82)

Double glazed window to side aspect, radiator, power points

Kitchen & Family

34'1" x 12'10" (10.4 x 3.92)

A large extended modern open plan kitchen and family area that is the heart of the home. With a modern integrated Shreiber kitchen with wall and base units, corian worktops and breakfast island, inset sink and drainer, integrated dishwasher, integrated Smeg double oven and warming drawer, integrated Smeg hob and extractor hood, large corner larder cupboard, tiled floor with underfloor heating, LED under-lighting to units, rear door, double glazed window to rear overlooking the garden.

The family area offers patio door to rear, double glazed windows to rear, Velux windows, TV point, modern Log-Burning stove, modern vertical radiator

Utility

Wall and base units with space and plumbing for washing machine, door into Garage, wash basin, double glazed window

W.C

W.C, Wash hand basin, double glazed window

UPSTAIRS

Bedroom One

12'1" x 13'11" (3.69 x 4.25)

Double glazed windows to front aspect, integral wardrobes with TV point, radiator, power points, door into:

En-Suite

Shower, wash hand basin vanity, low level W.C, tiled floor and walls, radiator

Bedroom Two

14'9" x 12'7" (4.52 x 3.84)

Double glazed window to rear and side, radiator, power points, integral wardrobes, TV point

Bedroom Three

12'1" x 13'5" (3.70 x 4.09)

Double glazed windows to front and side, radiator, power points, TV point, integral wardrobes

Bedroom Four

9'10" x 7'10" (3.01 x 2.39)

Double glazed window to rear, radiator, power points, integral wardrobes

Bathroom

Comprising jacuzzi style bath, His & Hers wash basin, low level W.C, part tiled walls, double glazed window to rear.

EXTERNALLY

Front Aspect - Generous driveway with parking for multiple vehicles, side gated access to the rear

Rear Aspect - Large garden with Indian stone patio areas, generous lawned garden, Summerhouse AND a large outdoor Home Office / Garden room

External Home Office / Games Room

13'9" x 15'1" (4.2 x 4.6)

A fantastic versatile space that would be ideal as a Home Office or make for a wonderful Games Room for teenagers. With double glazing, insulated walls, TV point and electric radiator

Garage

With up & over electric door. Power and Lighting. With access from the house from the Utility room

