



Phillips Way, Wirral, Merseyside CH60 4RT

£850,000

 5 Bedroom
  3 Reception
  4 Bathroom
 

****Executive New Build Homes - Exclusive Development of Just Two Properties! - High Specification - Estuary Views - Over 3,400 SQFT****

Hewitt Adams is delighted to market off-plan TWO executive new build family homes located on Phillips Way in Lower Heswall. Situated within private landscaped grounds, they are accessed via a private, gated entrance leading to separate driveways and offer a welcome and exciting addition to the market, boasting breathtaking views across the Dee Estuary and Welsh hills beyond.

These contemporary modern family homes are under construction. Built by local award winning builders DBK in conjunction with Limewalk Properties, a partnership that is renowned for their exacting specification and use of high quality materials. Their developments are some of the finest additions to the Wirral market in recent years.

In brief the accommodation comprises: entrance hall, generous lounge, an impressive open plan kitchen, living and dining area leading to an orangery, utility room, a downstairs bedroom/study with en-suite and cloakroom. Upstairs there are four generous double bedrooms, two with en-suite shower rooms and a family bathroom. Bedrooms 1 & 2 boast Juliet balconies and stunning Estuary views as well as fitted wardrobes. The properties have an integral garage and sit in professionally landscaped grounds with generous gardens and both offer a terrace with bespoke glazed external canopy, offering versatile outdoor entertaining space.

Call Hewitt Adams on 0151 342 8200 for further information.

The Specification List

- *Windows & Doors - Powder coated grey Aluminium
- *Juliet Balconies to Front elevation bedrooms to maximise enjoyment of the Estuary views
- *Stunning Marilyn Phillips Kitchen & Utility Room with integrated appliances
- *Floor covering options - Buyer has choice of high quality wood flooring or Porcelain tiling downstairs (or mix of both)
- *Carpeting to the bedrooms
- *Fitted Wardrobes to Bedrooms 1 & 2
- *Fully tiled bathrooms and En-Suites
- *Under-Floor Heating throughout the ground-floor
- *Bespoke Glazed External Canopy over the patio area outside
- *Brick used in the build - Furness Heritage
- *Vaulted ceilings
- *Porcelain tiled Patios
- *Block Paved Driveways
- *Private Driveway with electric Gates & Intercom access providing access to just these two properties
- *Cat-7 cabling throughout
- *Garage & Generous Driveways

THE PROPERTIES

Front Entrance

Into:

Hallway

Staircase to first floor with glass balustrade.
Buyers choice of either wooden flooring or porcelain tiled flooring
With under-floor heating

Lounge

15'1" x 21'7" (4.6 x 6.6)
With aluminium bi-folds to the front aspect with an impressive view across the Dee and over towards Wales even from this ground-floor level, power points, TV point.
Buyer has choice on flooring - either wooden flooring or porcelain tiling with under-floor heating, feature fireplace built into the dividing wall between the lounge and kitchen area

Open Plan Kitchen Dining Area

20'0" x 18'4" (6.1 x 5.6)
Stunning Merilyn Phillips Kitchen with comprehensive range of fitted wall and base units, stone worktops, inset sink, integrated appliances.
Buyer has choice of floor covering - either wooden flooring or porcelain tiling with under-floor heating
Opens into:

Utility

5'2" x 10'5" (1.6 x 3.2)
Marilyn Phillips utility room

Orangery

20'0" x 13'1" (6.1 x 4.0)
With bi-folding doors leading out to the garden and the Glazed Canopy over the rear patio, with a large Ceiling lantern above the Orangery, power points.
Buyer has choice on floor covering - either porcelain tiled or wooden flooring

With under-floor heating

Ground-floor Bedroom (5) / Study

13'1" x 14'9" (4.0 x 4.5)
This room is a generous double bedroom and has en-suite facilities - however the property is designed so this could also be a fantastic home office or guest-bedroom

En-Suite Facility

Fully tiled.
Comprising Shower, W.C, Wash hand basin, heated towel rail, under-floor heating

WC

Comprising W.C, Wash hand basin, tiled floor and part tiled walls, under-floor heating

USTAIRS

Bedroom One

15'8" x 20'11" (4.8 x 6.4)
A wonderfully sized Master Bedroom with Juliet Balcony to the front with incredible views across the Dee Estuary and over towards Wales, radiator, power points, TV point, Fitted wardrobes, door into:

En-Suite

Fully tiled luxury en-suite with Shower, low level W.C, wash hand basin, heated towel rail. With under-floor heating

Bedroom Two

15'8" x 17'8" (4.8 x 5.4)
Another generous double bedroom with incredible frontal views across the Dee Estuary and over towards Wales from the Juliet Balcony, fitted wardrobes, radiator, power points

En-Suite

Fully tiled luxury en-suite with Shower, low level W.C, wash hand basin, heated towel rail. With under-floor heating

Bedroom Three

15'1" x 13'9" (4.6 x 4.2)
Double bedroom with double glazed window to rear, radiator, power points

Bedroom Four

13'1" x 13'9" (4.0 x 4.2)
Double bedroom with double glazed window to rear, radiator, power points

Main Bathroom

Luxury main Bathroom comprising free standing bath, walk-in shower, low level W.C, wash hand basin, fully tiled with under-floor heating, velux windows

EXTERNALLY

Front Aspect - Both properties are approached via a long private tarmac driveway with Electric gated intercom access. This then leads to both properties - each with their own large private block-paved driveway and Garage.

Rear Aspect - Porcelain tiled patios. Landscaped generous lawned private gardens. Each property boasts unique Glazed External Canopies off the Orangery that provides fantastic outdoor entertaining space that can be used in all weather conditions.

Garage

Electric up & over doors, power and lighting.

