



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms 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 Parade, Parkgate, Cheshire CH64 6RN

£835,000

4 Bedroom 3 Reception 3 Bathroom C

**\*\*Wow Factor Estuary Views - 4 Bedroom Extended Family Home - Sought After Parkgate Parade Location!\*\***

Hewitt Adams is delighted to showcase to the market 'Dee Croft' on Parkgate Parade - a stones throw and leisurely stroll from all of Parkgates renowned amenities and eateries, and with jaw-dropping ESTUARY VIEWS from the property itself.

The property has been FULLY RENOVATED and EXTENDED by the current owners to create a unique family home that has been designed to make the most of its IDYLIC SITUATION and the mesmerising views across the estuary and over to Wales.

With a large OPEN-PLAN KITCHEN DINER and LUXURIOUS BATHROOMS, as well as a stunning LANDSCAPED Mediterranean themed garden - this one is NOT TO BE MISSED!

In brief the accommodation affords: entrance porch, hall, lounge, study, open-plan kitchen diner family room, utility and W.C. Upstairs there are four DOUBLE bedrooms - with two en-suites, and the family bathroom. With generous driveway parking and a large garage. The rear garden is a beautiful design and a perfect outdoor entertaining space.

Call Hewitt Adams to view this impressive family home.

**Front Entrance**

New modern composite door into:

**Porch**

Cloaks-cupboard and boot-room, door into:

**Hall**

LVT flooring, staircase to first floor with feature wooden slatted wall, designer radiators, power points

**Open Plan Kitchen Diner**

27'2" x 15'8" (8.3 x 4.8)

WOW FACTOR open plan modern kitchen dining and family room overlooking the gorgeous rear garden. With LANTERN CEILING, double glazed sliding doors, radiators, power points, LVT flooring.

The kitchen is a stunning modern shaker style with quartz worktops and a comprehensive range of integrated appliances that include two ovens and grills, plate warmers, wine chiller, dishwasher, fridge freezer. With central island, inset sink, double glazed window.

**Utility**

Wall and base units, inset sink, space for a washing machine and dryer, tiled floor, radiator, door to outside, door to:

**W.C**

W.C, wash hand basin vanity, tiled floor

**Lounge**

12'5" x 17'8" (3.8 x 5.4)

A brilliant family lounge with direct VIEWS ACROSS THE ESTUARY - the glass is solar controlled and slightly tinted which also provides privacy, with radiator, power points, TV point, LVT flooring

**Study**

11'1" x 9'6" (3.4 x 2.9)

Double glazed window with direct VIEWS ACROSS THE ESTUARY -the glass is solar controlled and slightly tinted which also provides privacy,, radiator, power points

**UPSTAIRS**

**Bedroom One**

15'8" x 10'4" (4.8 x 3.15)

Generous master bedroom with walk-in wardrobes, radiator, power points, door to:

**En-Suite**

Comprising shower, low level W.C, wash hand basin, towel rail, double glazed window, fully tiled, LED mirrors

**Bedroom Two**

9'6" x 13'9" (2.9 x 4.2)

Double glazed windows with direct VIEWS ACROSS THE ESTUARY - the glass is solar controlled and slightly tinted which also provides privacy, radiator, power points, wardrobes, door to:

**En-Suite**

Comprising shower, low level W.C, wash hand basin, towel rail, double glazed window, fully tiled, LED mirror

**Bedroom Three**

9'2" x 11'9" (2.8 x 3.6)

Double glazed windows with direct VIEWS ACROSS THE ESTUARY - the glass is solar controlled and slightly tinted which also provides privacy, radiator, power points

**Bedroom Four**

11'5" x 8'2" (3.5 x 2.5)

Double glazed windows with direct VIEWS ACROSS THE ESTUARY - the glass is solar controlled and slightly tinted which also provides privacy, radiator, power points, wardrobes

**Bathroom**

Modern luxury fully tiled bathroom comprising tiled bath, shower, low level W.C, wash hand basin vanity, towel rail, LED mirror, double glazed window

**EXTERNALLY**

Front Aspect - Generous driveway parking for 4/5 cars, twin side gates access to the rear garden and access to the detached garage.

Rear Aspect - A stunning LANDSCAPED GARDEN that has a Mediterranean style to it; with porcelain patio tiled, established beds and borders and lawned sections. Perfect for outdoor entertaining!

