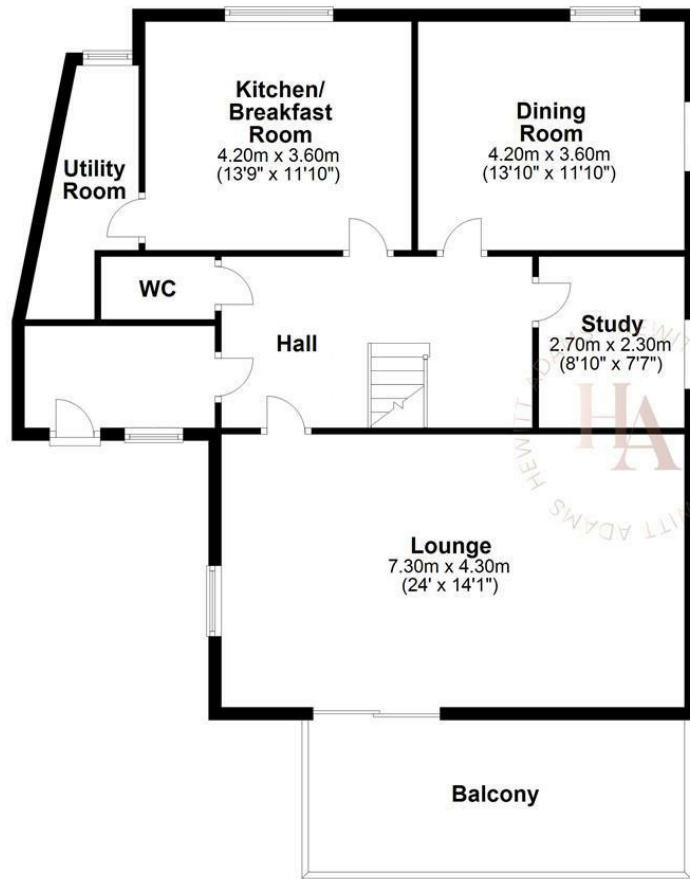




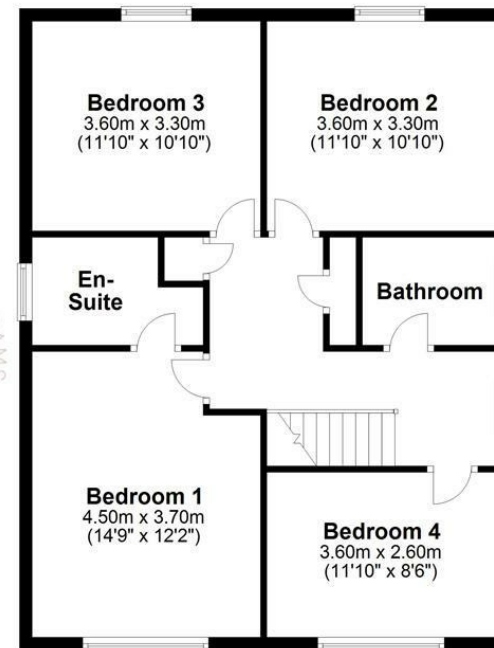
Ground Floor

Approx. 95.7 sq. metres (1030.4 sq. feet)



First Floor

Approx. 70.8 sq. metres (762.4 sq. feet)



Total area: approx. 166.6 sq. metres (1792.9 sq. feet)
For illustration purposes only - not to scale

Dawstone Road, Gayton, Wirral CH60 0BR

Offers Over £700,000

4 Bedroom 2 Reception 3 Bathroom

An exceptional four-bedroom detached family home occupying an elevated position on one of Gayton and Heswall's most prestigious roads, enjoying breathtaking estuary views towards the Welsh hills.

Beautifully renovated throughout and offered with no onward chain, this superb home combines contemporary style with generous family accommodation, all within easy walking distance of Lower Heswall Village, Heswall town centre and the highly regarded Gaysen Primary School.

The welcoming entrance hall leads to a stunning lounge featuring a bespoke media wall and elegant Crittall-style doors, opening onto a sun terrace that perfectly frames the spectacular estuary views. The ground floor also offers a cosy snug, separate study, stylish dining kitchen, utility room and cloakroom/WC.

Upstairs are four generous double bedrooms, including a principal bedroom with en-suite, together with a beautifully appointed family bathroom. The front-facing bedrooms enjoy magnificent panoramic views across the Dee Estuary towards North Wales.

Outside, the property benefits from a generous driveway, integral garage and mature landscaped gardens with lawns, established planting and sandstone retaining walls, providing a wonderful setting to enjoy the peaceful surroundings and stunning outlook.

Front Entrance

Into;

Porch

Glazed door into;

Hall

Staircase, radiator, power points, Critaal style doors and new flooring

W.C

Recently updated. W.C, wash hand basin.

Lounge

23'11" x 14'1" (7.30 x 4.30)

Double glazed window to side elevation with impressive views of the estuary, radiator, power points, media wall, new flooring, sliding double glazed doors out to the balcony terrace which enjoys impressive estuary views

Study

8'10" x 7'6" (2.70 x 2.30)

Double glazed window, radiator, power points, new flooring

Dining Room / Snug

13'9" x 11'9" (4.20 x 3.60)

Double glazed patio door to garden, radiator, power points, TV point, new flooring

Kitchen

13'9" x 11'9" (4.20 x 3.60)

Recently updated. Fitted wall and base units, new worktops, inset sink, double glazed window, integrated appliances, door to;

Utility

With spaces for washing machine and dryer and American fridge freezer, rear door to garden

UPSTAIRS

Bedroom One

14'9" x 12'1" (4.50 x 3.70)

Double glazed windows to front aspect with views across

the estuary to Wales, fitted wardrobes, radiator, power points, door to;

En-Suite

Stunning NEW en-suite. Comprising bath, shower, low level wc, wash hand basin. Fully tiled.

Bedroom Two

11'9" x 10'9" (3.60 x 3.30)

Double glazed windows to front aspect with views across the estuary to Wales, fitted wardrobes, radiator, power points

Bedroom Three

11'9" x 10'9" (3.60 x 3.30)

Double glazed windows, radiator, power points

Bedroom Four

11'9" x 8'6" (3.60 x 2.60)

Double glazed windows, radiator, power points

Bathroom

Stunning NEW bathroom. Comprising of bath with shower above, low level w.c, wash hand basin, double glazed window. Fully tiled.

EXTERNALLY

With generous OFF-ROAD driveway parking, Garage, and a landscaped mature garden with lawns, sandstone retaining walls and established flower beds and hedgerows. An idyllic outdoor space from which you can also enjoy the wonderful views across the estuary.

