



Total area: approx. 324.3 sq. metres (3490.2 sq. feet)
For illustration purposes only - not to scale

The Paddock, Wirral, CH60 1XJ

£1,000,000

🛏️ 5 Bedroom 🛋️ 4 Reception 🚿 3 Bathroom 📊 D

Exceptional Five Bedroom Detached Family Home in Prime Heswall Location - Over 3,400 SQFT!

Beautifully renovated to an exceptional standard throughout, this substantial five double bedroom detached extended home offers stylish and versatile family living across three impressive floors. Situated on one of Heswall's most sought after roads, just a short distance from the town centre, the property falls within catchment for both Heswall Primary School and Barnston Primary School, while also offering excellent commuter links to Clatterbridge, Chester, the A540 and M53 motorway.

The accommodation briefly comprises a vast entrance hall, elegant living and dining rooms with bay windows, parquet flooring and log burners, and a stunning open-plan kitchen diner featuring quartz worktops, handleless gloss cabinetry, lantern skylight and bi-folding doors opening onto the garden. A bright sun room, utility room and contemporary shower room complete the ground floor.

To the first floor are four generous double bedrooms, including a superb principal suite with Juliet balcony, walk-in wardrobe and luxury ensuite with rainfall shower. The impressive second floor provides a remarkable 41ft+ fifth bedroom offering exceptional flexibility.

Externally, the property boasts an extensive driveway, large garage, south-westerly facing rear garden enjoying sun across the full lawn, generous patio areas and a detached garden gym or home office with electricity and French doors.

Front Entrance

Into:

Hall

Staircase, power points

Living Room

22'11" x 10'7" (7.01 x 3.25)

Double glazed window, power points, radiator, log-burner, parquet flooring

Sitting Room

15'10" x 10'9" (4.83 x 3.28)

Double glazed window, log-burner, radiator, power points, parquet flooring

Open Plan Dining Kitchen

27'11" x 22'6" (8.53 x 6.88)

Wow factor modern open-plan kitchen diner with contemporary kitchen with fitted units, quartz worktops, integrated appliances, lantern ceiling, bi-folding doors, tiled floor

Sun Room

16'6" x 13'3" (5.05 x 4.04)

A stunning room with vaulted ceiling with beams. sliding doors, tiled floor, radiator, power points

Utility

11'10" x 7'10" (3.61 x 2.41)

Wall and base units, inset sink, space for washing machine

Shower-Room

Modern shower-room with shower, low level W.C, wash hand basin, fully tiled, towel rail

FIRST FLOOR

Bedroom One

17'5" x 14'2" (5.31 x 4.34)

Juliet balcony overlooking the South facing garden, radiator, power points, walk-in wardrobe, door / archway to:

En-Suite

Impressive en-suite with free-standing tub, shower, low level W.C, wash hand basin

Bedroom Two

16'11" x 11'3" (5.18 x 3.43)

Double glazed window, radiator, power points

Bedroom Three

11'8" x 10'9" (3.58 x 3.28)

Double glazed window, radiator, power points

Bedroom Four

11'6" x 10'5" (3.53 x 3.20)

Double glazed window, radiator, power points

Bathroom

Comprising bath, shower, low level W.C, wash hand basin, towel rail, double glazed window

2ND FLOOR

Bedroom Five

41'0" x 7'6" (12.51 x 2.31)

A huge bedroom / living area that could be ideal for a teenager or for use as an area for working from home

EXTERNALLY

A huge driveway with off-road parking for numerous cars, with a garage.

The rear garden is SOUTHERLY facing, very private and a perfect outdoor retreat for families. With a large patio, lawned garden and even a fully insulated, double glazed garden room that is currently used as a home gym.

