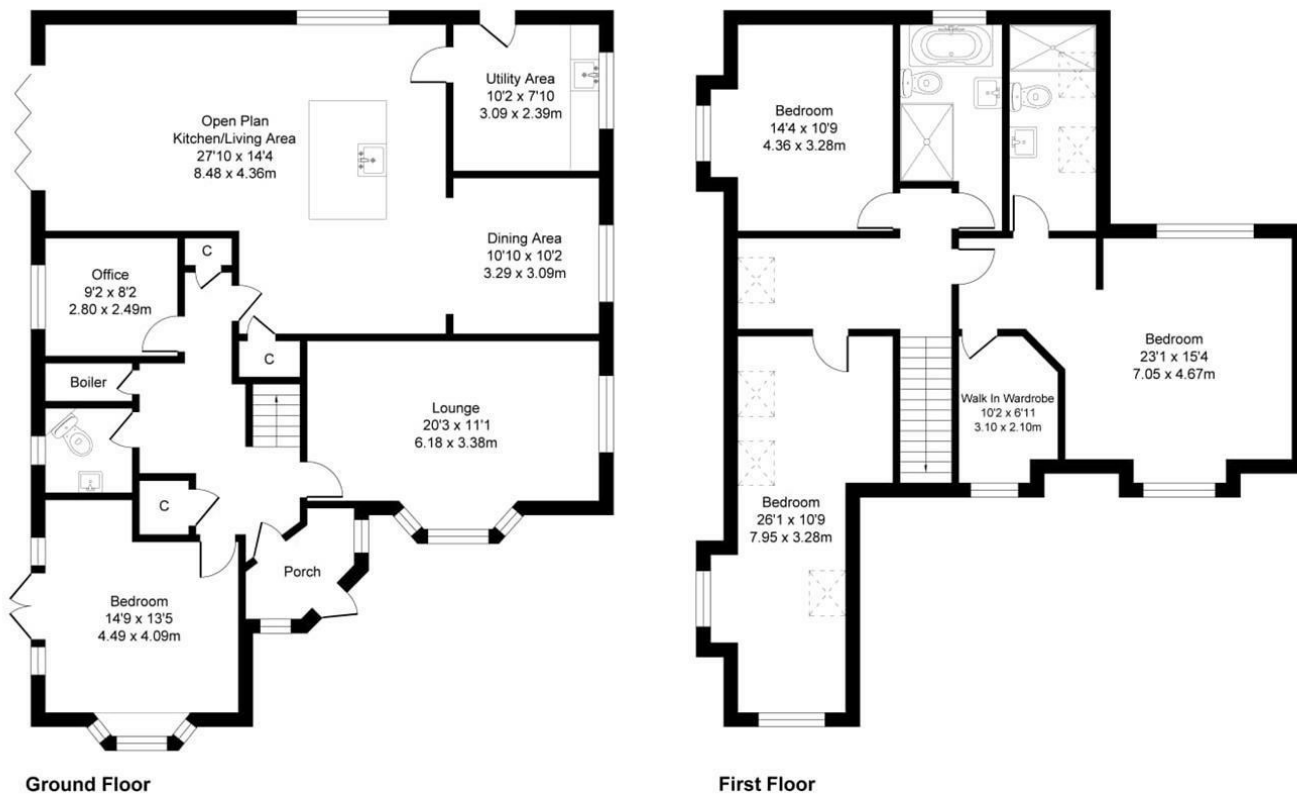




Approximate Gross Internal Area  
250 sq m / 2690 sq ft



**Roscote Close, Wirral, Merseyside CH60 0EB**  
**£875,000**

4 Bedroom 2 Reception 3 Bathroom

**\*\*Stunning Four Bedroom Detached Family Home - Sought After Lower Heswall - S.W. Facing - Estuary Views- Extended \*\***

Hewitt Adams is delighted to have the opportunity this stunning home tucked away in one of Lower Heswall's most EXCLUSIVE LOCATIONS. Roscote Close is a highly SOUGHT AFTER location a short distance from the village shops, the Primary schools and Heswall Golf Club.

Occupying a LARGE PLOT - the property enjoys a very PRIVATE SETTING with landscaped gardens that wrap-around the family home.

Fully MODERNISED and EXTENDED - the home offers fabulous, versatile accommodation that will suit a wide range of buyers. Large enough for a family home, but also perfect for those looking to downsize to a wonderful property on the doorstep of nearby amenities.

In brief the accommodation affords: entrance porch, hall, lounge, study, bedroom, W.C, stunning & EXTENDED open-plan shaker style Kitchen, Dining & Family Room, with a utility room. Upstairs there are a further three bedrooms - the master with an en-suite shower-room, and the family bathroom.

Externally there is a large SOUTH-WEST FACING lawned garden and patio - from which you can enjoy a view of the Dee. There is a large driveway, and a further sun-trap of a walled/enclosed patio



**Front Entrance**

Into;

**Porch**

Double glazed door to;

**Hall**

Staircase, radiator, power points

**Lounge**

20'3" x 11'1" (6.18 x 3.38)

Double glazed window, radiator, power points, electric stove, TV point

**Bedroom Four**

14'8" x 13'5" (4.49 x 4.09)

Double glazed window, radiator, power points

**Study**

9'2" x 8'2" (2.80 x 2.49)

Double glazed window, radiator, power points

**W.C**

W.C, wash hand basin

**Open Plan Kitchen & Family Room**

28'1" x 14'3" (8.58 x 4.36)

Stunning shaker style modern integrated kitchen with central island, granite worktops. The kitchen is by Panorama. With integrated appliances that include oven and hob, dishwasher, fridge freezer, Quoker instant hot water tap. Inset sink and drainer. With bi-folding doors to the garden, radiator, TV point, power points. Kitchen opens into dining room, and with a door to the utility.

**Dining Room**

10'9" x 10'1" (3.29 x 3.09)

Radiator, power points, double glazed window.

Ample space for a large dining table and chairs.

**Utility**

Wall and base units, inset sink, space and plumbing for washing machine and dryer.

**UPSTAIRS**

**Bedroom One**

23'1" x 15'3" (7.05 x 4.67)

Double glazed windows, radiator, power points, dressing room area, door into;

**En-Suite**

Stylish modern luxury en-suite shower-room with Shower, low level w.c, wash hand basin, towel rail

**Bedroom Two**

14'3" x 10'9" (4.36 x 3.28)

Double glazed window, radiator, power points

**Bedroom Three**

26'0" x 10'9" (7.95 x 3.28)

Double glazed window, radiator, power points

**Bathroom**

Stunning bathroom suite comprising shower, free-standing bath, low level W.C, wash hand basin, towel rail

**EXTERNALLY**

Front Aspect - Driveway parking for at least three cars. Side gate leading to rear garden.

Side Aspect - A private patio courtyard and a real sun-trap.

Rear Aspect - S.W Facing rear garden with lawned garden and a patio - with views of the Dee Estuary.

**\*\*Planning Permission Granted For Detached Garage\***

The vendors have planning permission approved for a DETACHED Garage.

