



## Woodkind Hey, Spital, Merseyside CH63 9JY

Offers In Excess Of £700,000

4 Bedroom 2 Reception 2 Bathroom D

\*\*\* Sought After Location - Huge Open Plan Kitchen / Family Room - Immaculate Condition \*\*\*\*

Hewitt Adams is delighted to offer For Sale this incredible Four Bedroom, Two Bathroom Detached house, on the highly sought after Woodkind Hey, in Spital.

The property was completely remodelled and refurbished in 2021 and 2022, and has been finished to the highest of standards, with no expense spared, the full specification is listed below.

In brief the property consists of: Entrance Hallway, Lounge, Snug, Study, open plan Kitchen / Family Room and Utility Room. The first floor offers a family Bathroom and four Bedrooms - the Master with an En-Suite.

Externally there is a large Driveway, double length Garage, outhouse with WC and a sunny rear Garden.

\*In accordance with the Estate Agent's Act 1979, as amended 1992, we advise that the vendor of the property is a Director of Hewitt Adams Ltd.

**Specification & Extension**

- New Roof, with all new fascias, soffits and gutters, chimneys repointed
- Full rewire
- Fully alarmed
- Ring camera on the rear elevation
- Large porcelain patio and landscaped garden, new side gate
- New pressured Worcester system boiler in warranty until 2031 with three separate zoned areas controlled via a Hive system, all new copper pipework and new radiators throughout
- New outside WC
- New concrete print driveway with feature borders and lighting
- EV Charger
- New fencing on the left side of the driveway
- New electric roller door with fob access
- New flooring throughout
- Every room has been plastered with hand turned coving apart from the extension which has a straight edge
- New internal doors and ironmongery
- New Kitchen and Utility Room
- Brand new bathroom with the majority of the sanitary wear from Lusso Stone with electric under floor heating
- En-Suite created in the master bedroom with electric under floor heating
- New Composite front and back door
- Tiled front step
- Some new windows replaced
- Loft boarded with large hatch and wooden pull down ladder
- Velux sun tunnel on the landing
- New venetian blinds
- New staircase with pull out bespoke drawers below
- New gas stove in the lounge
- Partially rendered
- 49m2 Kitchen / Family Room extension with two large roof lanterns, 3 pane sliding doors, underfloor heating operating of the main central heating, Amtico flooring, wireless speakers and fully fitted kitchen.

**Entrance**

Two uplighters, tiled step, composite front door.

**Hallway**

Feature column matt black radiator, Amtico flooring, three built in storage cupboards, staircase with pull out drawers and a cupboard below.

**Lounge**

20x10'09 (6.10mx3.28m)  
Bay window to the front, and two windows to the side elevation, two radiators, Gas stove with limestone surround.

**Snug**

12'3x10'5 (3.73mx3.18m)  
Bay window to front elevation, radiator, gas fire, panelled walls with feature LED lighting.

**Study**

7'11x7'01 (2.41mx2.16m)  
Window to the rear elevation, radiator, Amtico flooring, ethernet power points.

This room could be changed into a downstairs toilet quite easily, given the location of where all the plumbing and drains are.

**Kitchen / Family Room**

23x22'09 (7.01mx6.93m)  
A superb entertaining space consisting of; Large 3 pane sliding doors to the rear elevation, two large roof lanterns with feature LED lighting, under floor heating, Amtico flooring, wireless speakers, various lighting, electric blinds.

The kitchen consists of; Wall and base units with Quartz worktops and full length

splash back, Elica downward draft extractor fan, two Neff slide and hide ovens, Neff microwave oven, Neff warming drawer, tall fridge, tall freezer, Neff dishwasher, two drop down pendants.

**Utility Room**

Wall and base units with Quartz worktops and upstands, mixer tap, space for white goods, door to the garage, composite door to the rear elevation, glass roof.

**Landing**

Velux sun tunnel, radiator, inset spot lights.

**Bedroom 1**

12'05x12'02 plus 5'01x3'01 (3.78mx3.71m plus 1.55mx0.94m)  
Bay window to the front elevation, radiator, panelled walls.

**En-Suite**

Walk in show with Drench style shower, wall hung WC and wash basin with mixer tap, inset mirror with LED lighting and demister setting, extractor fan, fully tiled walls and floors, electric underfloor heating, window to the front elevation.

**Bedroom 2**

13x10'10 (3.96mx3.30m)  
Bay window to the front elevation, radiator.

**Bedroom 3**

12'2x10'8 max (3.71mx3.25m max )  
Window to the rear elevation, radiator, fitted wardrobes.

**Bedroom 4**

10'9x7'06 (3.28mx2.29m)  
Window to the rear elevation, radiator.

**Bathroom**

Bath with Mira digital shower and glass screen. Lusso Stone fittings include - WC, stone wash basin vanity unit with mixer tap, stone LED mirror and heated towel radiator. The room is fully tiled with electric under floor heating, extractor fan and a window to the rear elevation.

**Externally - Front Elevation**

A large concrete print Driveway with feature stoned and planted borders with lighting, laurel style privacy planting and gated access to the rear. EV Charger point.

**Externally - Rear Elevation**

A beautifully landscaped and sunny rear Garden which has a large wrap around Porcelain patio, laid to lawn section, planted borders. There is an outhouse that houses the boiler and a WC.

The main patio gets the sun for the majority of the afternoon and you can enjoy the sun until 9pm in the rear of the garden in the summer.

**Leasehold**

The property is leasehold, and a peppercorn rent is due - the premium for 01/02/2025 - 31/01/2026 was £3.14

