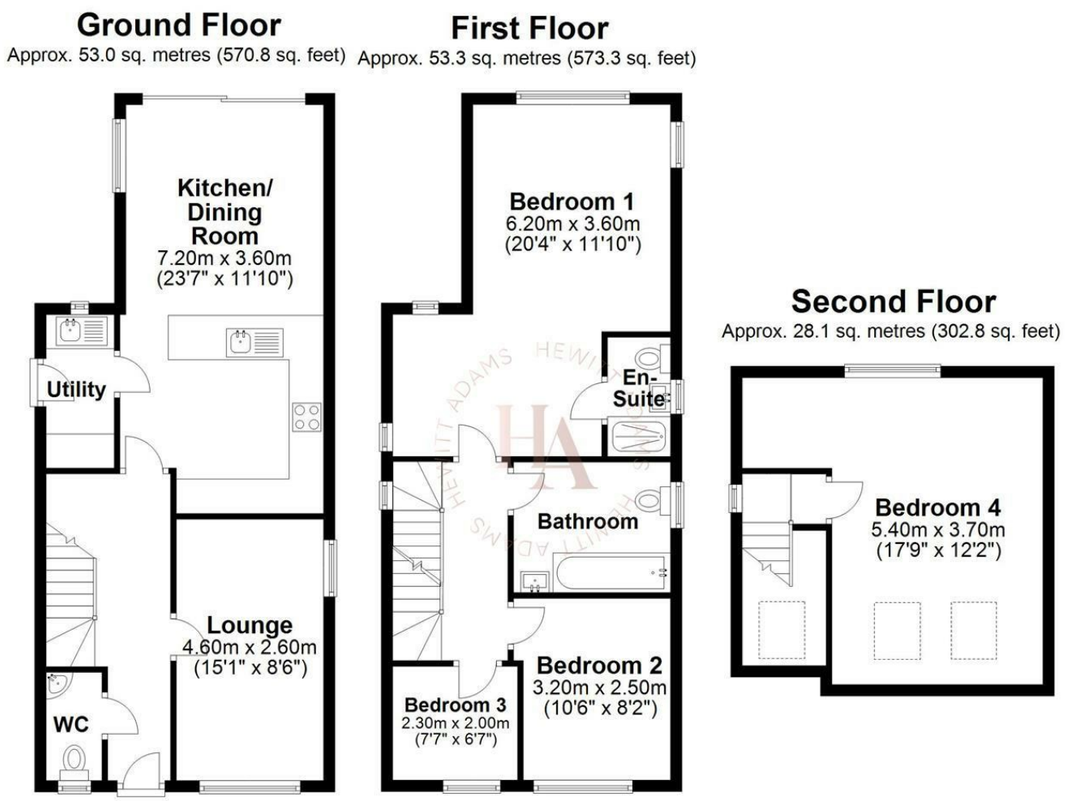

Total area: approx. 134.4 sq. metres (1446.9 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Heygarth Road, Eastham, Wirral CH62 8AL

Offers Over £375,000

4 Bedroom | 1 Reception | 2 Bathroom

A stunning new build that exceeds expectations in a highly desirable Eastham location, sold with no onward chain.

Hewitt Adams is delighted to offer this impressive four-bedroom detached new build on the popular Heygarth Road, Eastham. Backing onto a wildlife meadow and occupying a generous plot, the property enjoys a pleasing side aspect, ample off-road parking, and a fantastic sunny rear garden complete with patio, established lawn, and contemporary garden room.

Stylish and modern throughout, the home features a striking rendered exterior with black UPVC windows. Inside, the property offers a spacious open-plan integrated kitchen diner, downstairs WC, and family lounge. The first floor provides three bedrooms, a family bathroom, and an ensuite to the master bedroom, while the second floor offers a further bedroom.

The garden room is ideal for those working from home, or as a gym, studio, or games room. Sold with typical new build warranties and guarantees, this hassle-free home stands out above the crowd and is unlikely to remain on the market for long.

Call Hewitt Adams today on 0151 342 8200.

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Front Entrance
Into;

Hall
Staircase, underfloor heating, power points

Lounge
15'1" x 8'6" (4.6 x 2.6)
Double glazed window, power points, underfloor heating

W.C
W.C, wash hand basin, double glazed window, underfloor heating

Kitchen Diner
23'7" x 11'9" (7.2 x 3.6)
A gorgeous open-plan kitchen diner with modern shaker style kitchen with quartz worktops, integrated oven and hob, integrated dishwasher, integrated fridge and freezer, bi-folding doors to the garden, double glazed window, under floor heating, door to;

Utility
7'2" x 3'11" (2.2 x 1.2)
Wall and base units, inset sink, space and plumbing for washing machine and dryer, double glazed window, side door, underfloor heating

FIRST FLOOR

Bedroom One
20'4" x 15'1" (6.2 x 4.6)
Double glazed window, radiator, power points, door into;

En-Suite
Luxurious w.c, wash hand basin, shower, fully tiled, double glazed window, heated towel rail

Bedroom Three
10'5" x 8'2" (3.2 x 2.5)
Double glazed window, radiator, power points

Bedroom Four
6'6" x 7'6" (2.00 x 2.3)
Double glazed window, radiator, power points

Bathroom
A Wow Factor bathroom with free-standing tub, wash hand basin, low level W.C, fully tiled, double glazed window, towel rail

SECOND FLOOR

Bedroom Two
12'1" x 17'8" (3.7 x 5.4)
Double glazed window, velux, eaves storage, radiator, power points

EXTERNALLY
Front Aspect - Off-road driveway parking for two cars. Side gate access to the rear garden.

Rear Aspect - Laid to patio and lawn, with a fantastic garden room.

Garden Room
11'9" x 18'8" (3.6 x 5.7)
The garden room is ideal for those working from home, or as a gym, studio, or games room.

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