



## Dibbins Hey, Wirral, CH63 9HE

£450,000

4 Bedroom 3 Reception 1 Bathroom

\*\*\* Walk In Wow Factor - Westerly Facing Garden - Huge Open Plan Kitchen / Diner \*\*\*

Hewitt Adams is delighted to offer FOR SALE this incredible Four Bedroom Detached House on Dibbins Hey, Spital.

The property is in immaculate condition, and has been extended to the front and back and offers superb open plan living spaces, and also a separate cosy lounge for those winter nights!

In brief the property consists of: Entrance Hallway, WC, Open Plan Kitchen / Family Room, Dining Room, Integral Garage, Lounge, four Bedrooms and a Bathroom.

Externally there is a large Driveway and front and rear Gardens.

Please call 0151 342 8200 to arrange a viewng today.



Entrance

uPVC door to a large Hallway.

Hallway

Laminate flooring, two radiators, staircase to the first floor accommodation.

WC

WC, wash basin with taps, tiled flooring.

Kitchen / Family Room

29'3x13'5 (8.92mx4.09m)

An incredible open plan living space with a Snug seating area, which then opens into a Dining Room. There is laminate flooring, feature lighting and a tall feature radiator.

The kitchen consists of; Wall and base units with quartz worktops, central Island with seating, inset sink with tap.

Integrated appliances include: Two slide and hide Neff ovens, Neff induction hob, tall fridge, under counter freezer and dishwasher.

Dining Room

16'5x11'3 (5.00mx3.43m)

French doors to the rear elevation, tall feature radiator, laminate flooring, door to the Garage.

Lounge

17'1x10'10 (5.21mx3.30m)

French doors to the rear elevation and a window to the side elevation, radiator, gas fire.

Landing

Window to the side elevation, radiator, storage cupboard.

Bedroom 1

11'3x10'9 (3.43mx3.28m)

Window to the front elevation, radiator, fitted sliding mirror wardrobes.

Bedroom 2

10'8x8'07 (3.25mx2.62m)

Window to the side elevation, radiator.

Bedroom 3

Window to the rear elevation, radiator.

Bedroom 4

9x7'1 (2.74mx2.16m)

Window to the rear elevation, radiator.

(currently being used as a study)

Bathroom

Bath with mixer tap, separate shower cubicle, WC, wash basin with mixer tap, tiled walls and floor, heated towel radiator.

Externally - Front Elevation

A large driveway, laid to lawn section, gated access to the rear.

Externally - Rear Elevation

A large and Westerly facing rear Garden which has a large Indian stone patio area, K-Rendered seating area, laid to lawn section, planted borders and fenced boundaries.

Garage

Electric roller door, power and light.

