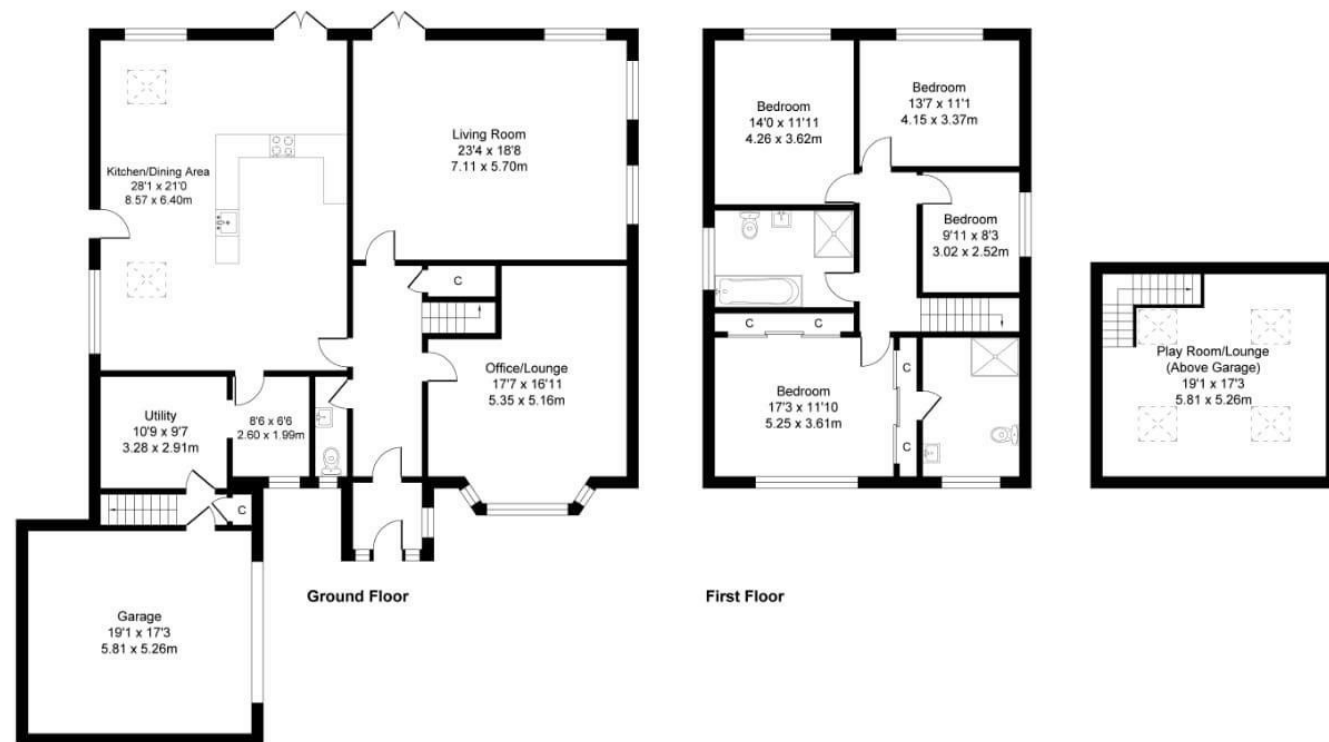




Approximate Gross Internal Area
312 sq m / 3356 sq ft



Gayton Lane, Wirral, Merseyside CH60 3SH

£1,100,000

🛏 5 Bedroom 🛋 3 Reception 🚿 2 Bathroom 📊

****Impressive 4/5 Bedroom Modern Detached Family Home - Sought After Gayton Location - South Facing Garden****

Hewitt Adams is delighted to offer to the market 'Conifer Ridge' on the PRESTIGIOUS Gayton Lane - a short distance from the centre of Heswall, Heswall Golf Club and Gayton Primary School.

This CONTEMPORARY family residence comes to the market in IMMACULATE CONDITION with a modern open-plan KITCHEN, DINING & LIVING AREA, and stylish bathroom and en-suite.

The house is also hugely VERSATILE with a 5th bedroom / Games-room / Potential Annex above the Garage but also connected to the main house. An ideal living space for older teenage children.

In brief the accommodation affords; entrance porch, hall, w.c, study / play-room, large family lounge, open-plan kitchen and living/dining room, utility room. Upstairs there are four DOUBLE BEDROOMS, including an en-suite, and the family bathroom. Along with the 5th bedroom / games-room above the Garage - which is fully insulated, double glazed and with central heating.

The home occupies a LARGE PLOT with a SOUTHERLY FACING rear garden, huge driveway with electric gates and a Garage.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Porch

Karndean floor, Door into;

Hall

Staircase to first floor, cupboard, radiator, Karndean floor

Study

16'9" x 17'11" (5.13 x 5.48)

Double glazed Bay window, fitted office furniture, power points, radiator. Karndean floor.

Lounge

23'1" x 21'1" (7.04 x 6.45)

Double glazed windows, power points, log-burning stove, double glazed patio doors to garden, TV point

W.C

W.C. semi-recessed wash hand basin, heated towel rail. Karndean floor.

Kitchen, Dining & Living Area

27'11" x 20'9" (8.51 x 6.33)

Modern stylish kitchen with fitted wall and base units, central island / breakfast bar, quartz worktops, integrated ovens, integrated hob with pop-up external sensed extractor hood, integrate wine-chiller, space for fridge freezer, instant hot water tap, inset sink, Velux windows x 4, double glazed windows, double glazed patio doors, radiators, power points, TV point, Karndean floor, door to;

Utility Room

15'5" x 10'4" (4.7 x 3.16)

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

UPSTAIRS

Bedroom One

11'8" x 15'0" (3.57 x 4.59)

Double glazed windows, radiator, power points, fitted wardrobes concealing walk-in en-suite

En-Suite

8'7" x 6'10" (2.63 x 2.10)

Modern en-suite shower-room with shower, wall-hung w.c, wash hand basin, heated towel rail, double glazed window, tiled floor with underfloor heating

Bedroom Two

11'4" x 14'5" (3.47 x 4.40)

Double glazed windows, radiator, power points

Bedroom Three

10'11" x 13'6" (3.33 x 4.13)

Double glazed windows, radiator, power points, fitted wardrobes

Bedroom Four

10'0" x 10'0" (3.06 x 3.06)

Double glazed windows, radiator, power points

Bathroom

7'11" x 11'3" (2.43 x 3.43)

Comprising bath, shower, semi recessed vanity concealed cistern w.c, wash hand basin, towel rail, double glazed window. Karndean floor.

Bedroom 5 / Gamesroom

16'5" x 18'8" (max) (5.01 x 5.71 (max))

Above the garage is this fantastic and versatile room which is fully insulated and with central heating. With Velux windows x 4, eaves storage, TV point, radiators, power points.

Ideal as a bedroom for a teenager, or as a games-room or potential annex

EXTERNALLY

Front Aspect

Electric gates and pedestrian side gate leading to a large driveway offering parking for 4/5 cars. Fitted security camera system. Side access to rear garden from both sides of the home,

Rear Aspect

Generously sized SOUTH FACING rear garden which is completely private. With lawn and patio areas. Fitted security camera system. Log-store.

Garage

With electric up and over door, and internal door leading to the main house.

