



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using Planurio.

Queensway, Gayton, Merseyside CH60 3SL

Offers In Excess Of £700,000

🛏️ 4 Bedroom 🛋️ 3 Reception 🚿 4 Bathroom 📊

****Large Detached 4/5 Bedroom Versatile Family Home - Over 2,400 SQFT - Scope For An Annexe - Sought After Gayton Location - Recently Modernised****

Hewitt Adams is delighted to offer to the market this large FOUR/FIVE bedroom DETACHED family home located on Queensway, an exclusive part of the highly sought after area of Gayton. Well located for access into both Heswall and also for commuters out onto the Chester High Road.

This particular home occupies a LARGE CORNER PLOT with attractive views over greenbelt fields to the front. With large gardens to the front and rear, a large DETACHED garage and the option for an ANNEXE if required by new owners.

In brief this fantastic, versatile family home offers: entrance porch, hall, downstairs W.C., and Shower-Room, Sitting Room / optional bedroom five, lounge and dining room both with underfloor heating and a feature stone clad wall, modern open aspect kitchen diner and utility room. From the kitchen there is access into a further hallway and into a lounge and adjacent bedroom with an en-suite facility - It is this segment of the home that could EASILY be converted into an annexe for an elderly relative or even simply just used as an independent space for older children.

Upstairs there are THREE LARGE BEDROOMS - the master of which boasts an en-suite and dressing room. With attractive views across greenbelt fields from the front bedrooms. With a family bathroom on this floor as well as a separate W.C.

Front Entrance

Into:

Porch

Door into:

Hall

Ceramic tiled floor, staircase to first floor, built-in storage space in the hall with re-enforced top that supports a fish-tank

W.C & Shower-Room

W.C, wash hand basin, low level W.C, towel rail, Shower, double glazed window, tiled floor

Play-Room / Living Room

15'7" x 13'3" (4.75 x 4.06)

Double glazed window to front aspect, radiator, power points, TV point

Option to be used as a bedroom 5 given the proximity to the downstairs shower-room

Lounge & Dining Room

16'6" x 27'10" (5.04 x 8.49)

Ceramic tiled floor with underfloor heating, double glazed windows to front and rear aspect, TV point, feature tiled brick slip wall, power points, door into Kitchen

Open Plan Kitchen Diner

21'2" x 16'10" (6.47 x 5.15)

Modern stylish kitchen with fitted wall and base units with granite worktops, central breakfast island with granite worktops, integrated oven and microwave oven, integrated dishwasher, integrated wine chiller, ceramic tiled floor, modern vertical radiators, double glazed windows to front and rear, rear door to outside, comprehensive range of storage space, door into:

Utility Room

Wall and base units, inset sink, radiator, tiled floor, space and plumbing for washing machine

Hallway

Floor to ceiling fitted storage for coats and showers, door into:

Office / Lounge

16'4" x 10'6" (5.00 x 3.22)

Double glazed window to front aspect, radiator, power points, door into:

Bedroom Four

10'5" x 8'8" (3.19 x 2.65)

Double glazed window to front aspect, radiator, power points, integral wardrobes / cupboard space, door to:

En-Suite Shower-Room

Shower, low level W.C, wash hand basin, double glazed window

UPSTAIRS

Bedroom One

10'7" x 16'2" (3.25 x 4.93)

Double glazed windows to front aspect with attractive view over the front gardens and fields beyond, radiator, power points, opens to:

Dressing Area

Floor to ceiling fitted wardrobes, door into:

En-Suite

Modern en-suite with Shower, low level W.C, wash hand basin, low level W.C, towel rail, double glazed window, fully tiled

Bedroom Two

13'3" x 15'8" (4.06 x 4.78)

Double glazed window to front aspect with attractive views over the front garden and fields beyond, fitted wardrobes, radiator, power points

Bedroom Three

12'4" x 10'0" (3.77 x 3.06)

Double glazed window to rear aspect, radiator, power points, fitted wardrobes

Bathroom

Modern family bathroom with jacuzzi bath, wall-set mirror, Shower, low level W.C, wash hand basin, tiled floor, towel rail, double glazed windows

W.C

Additional upstairs W.C comprising wash hand basin, radiator, double glazed window

EXTERNALLY

Front Aspect - A large front garden comprising a large lawned garden, completely private.

Rear & Side Aspects - A very generous block-paved driveway and courtyard garden, with double gates from the road, lawned areas.

Detached Garage

Manual door. With power and lighting.

