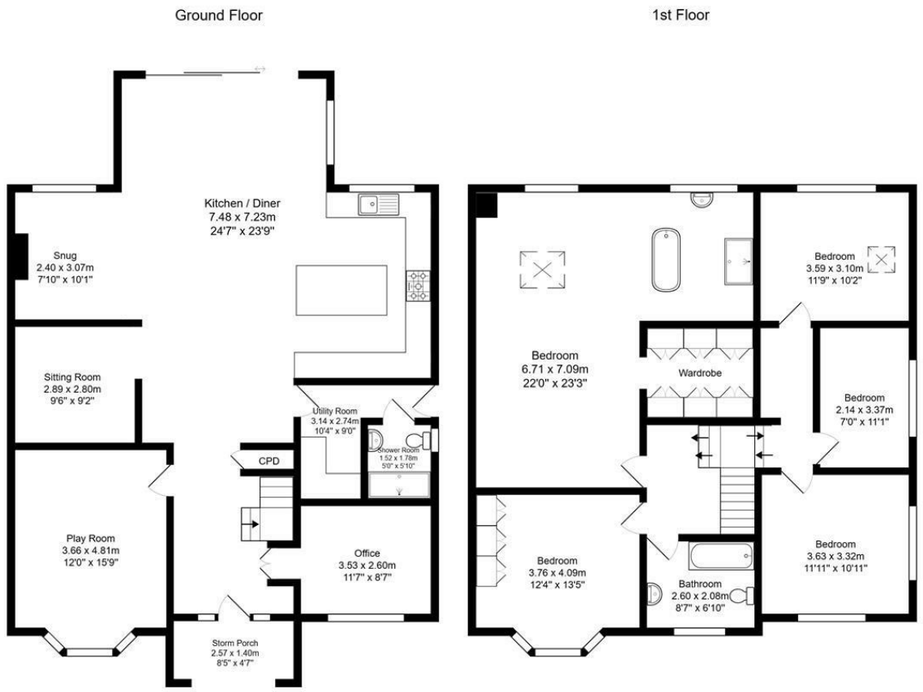

Total Area: 232.5 m² ... 2503 ft²
All measurements are approximate and for display purposes only.

www.hewittadams.co.uk

HEWITT ADAMS
ESTATE & LETTING AGENTS

Barcombe Road, Heswall, Wirral CH60 1UZ

Offers Over £650,000

5 Bedroom | 3 Reception | 3 Bathroom | E

WOW-Factor Five Bedroom Dream Home - Fully Renovated & Stylishly Extended - Luxury Finish from Top to Bottom - Set on a Generous, Private Plot - Over 2,400 SQFT

Hewitt Adams is absolutely thrilled to present this jaw-dropping, FIVE BEDROOM detached family home on the ever popular Barcombe Road in Heswall – a prime location, especially for families wanting access to excellent local primary schools. This isn't just a house, it's a statement! Renovated and extended to an incredible standard, every inch of this home has been carefully considered and beautifully designed. The result? A luxurious, light-filled sanctuary with room for the whole family – and then some.

At the heart of the home is a vast open-plan kitchen / dining / living area that will genuinely take your breath away – ideal for everything from lazy Sunday mornings to lively family parties. And just when you think you've seen it all, there's a secret room waiting to be discovered... ??

In a nutshell, here's what's on offer: Welcoming entrance hall, Cosy lounge, Hidden home office/study (your Zoom background just got a major upgrade), Show-stopping open-plan kitchen/diner/living space with adjoining playroom, handy utility room & downstairs shower-room. FIVE bedrooms upstairs, including a massive master suite with dressing room and luxe open-plan en-suite, and finally a sleek, contemporary family bathroom
But wait – there's more outside! Set on a large, private plot, the rear garden is a true family haven. Think: landscaped lawn, a generous patio for entertaining, a covered BBQ zone, a dedicated children's play area, AND a stylish garden room / home office.

www.hewittadams.co.uk | A: 20 Pensby Road, Heswall, CH60 7RE | T: 0151 342 8200

Hewitt Adams Ltd. Registered in England | Company Reg No: 09987691 | Company VAT No: 249324300

www.hewittadams.co.uk

HEWITT ADAMS
ESTATE & LETTING AGENTS

Front Entrance
Into:

Hall
Impressive entrance hallway with a view directly through the house all the way to the rear garden, tiled floor, radiator, power points, panelled walls

Lounge / Play-Room
11'9" x 15'8" (3.6 x 4.8)
Double glazed window, radiator, power points, panelled walls

Open-Plan Kitchen Diner & Snug / Family Area
27'6" x 31'9" (8.4 x 9.7)
WOW FACTOR open plan kitchen dining living room which is a fantastic size and a luxurious standard with modern fitted kitchen with integrated dishwasher, Rangemaster, integrated pantry cupboard, Belfast sink, quartz worktops, huge central island with quartz worktop, space for fridge freezer, tiled floor, sliding doors out the rear garden, fireplace, panelled walls, power points, radiator

Play-Room
8'10" x 10'2" (2.7 x 3.1)
Radiator, power points, panelled walls

Utility
High quality utility room with quartz worktops, inset sink, spaces for washing machine and dryer, tiled floor, side door, radiator, power points, door into:

Shower-Room
Modern shower-room with shower, low level W.C, hand wash basin, double glazed window

Study / Office
8'2" x 8'10" (2.5 x 2.7)
Double glazed window, radiator, power points

Accessed via a 'secret entrance' off the hallway

UPSTAIRS

Bedroom One
22'11" x 21'11" (7.00 x 6.7)
A gigantic master bedroom with stunning floor to ceiling picture window overlooking the garden, panelled walls, power points, large dressing room with fitted His & Hers wardrobes

The bedroom opens into:

En-Suite
Luxurious en-suite with walk-in shower, hand wash basin, towel rail, fully tiled

Bedroom Two
12'1" x 13'9" (3.7 x 4.2)
Double glazed window, radiator, power points, panelled walls

Bedroom Three
10'9" x 11'9" (3.3 x 3.6)
Double glazed window, radiator, power points, panelled walls

Bedroom Four
11'5" x 10'0" (3.5 x 3.06)
Double glazed window, radiator, power points, panelled walls

Bedroom Five
10'9" x 7'2" (3.3 x 2.2)
Double glazed window, radiator, power points, panelled walls

Bathroom
Stunning modern bathroom with tiled bath with shower above, low level W.C, hand wash basin vanity unit, double glazed window, towel rail, fully tiled

EXTERNALLY
Set on a large, private plot, the rear garden is a true family haven.
Think: landscaped lawn, a generous patio for entertaining, a covered BBQ zone, a dedicated children's play area, AND a stylish garden room / home office.

www.hewittadams.co.uk | A: 20 Pensby Road, Heswall, CH60 7RE | T: 0151 342 8200
Hewitt Adams Ltd. Registered in England | Company Reg No: 09987691 | Company VAT No: 249324300