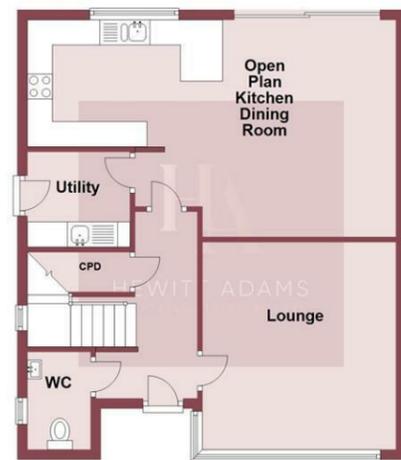
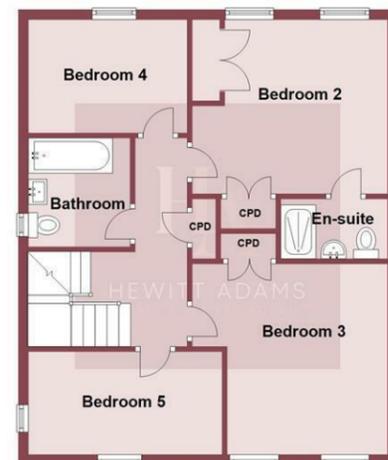




Ground Floor



First Floor



Second Floor



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 PlanUp.

## Seven Acres Lane, Wirral, Merseyside CH61 7XY

£435,000

🛏️ 5 Bedroom 🛋️ 2 Reception 🚿 3 Bathroom 📊

**\*\*Stylish Contemporary Design - Five Bedroom Detached Family Home - Perfectly Presented - Generous Gardens\*\***

Hewitt Adams is thrilled to showcase this STUNNING five bedroom DETACHED family home on Seven Acres Lane in Thingwall, a short distance from both Heswall and Irby and well placed for local schooling.

The property is a modern NEW-BUILD with excellent kerb-appeal due to its stylish external aesthetic combo of render and cladding and modern anthracite grey windows and doors. This stylish home is full of luxury finishes from the granite worktops, to the Porcelanosa tiled bathroom.

The Agents were particularly impressed with just how spacious this property is. With excellent family accommodation spread across three levels and offering FIVE BEDROOMS! Two of which boast en-suite facilities. The property is immaculately presented and it is clear that no expense has been spared with the finish of this wonderful home.

**\*\*Only Built in 2015 - So there are several years remaining on the new build warranties.**

## Front Entrance

Modern composite front door into:

## Hall

Staircase, under-stairs storage, radiator, power points

## Lounge

13'6x12'9 (4.11mx3.89m)

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

## Kitchen Diner / Living Room

24'1x14'3 (7.34mx4.34m)

Modern open plan kitchen and dining / living area with stylish integrated kitchen with high gloss wall and base units, granite worktops, granite splashbacks and windowsills, integrated oven and induction hob, integrated microwave oven, integrated fridge, integrated freezer, inset sink and drainer, double glazed window, double glazed sliding door to garden, radiator, power points, TV point, door into:

## Utility Room

Wall and base units, inset sink, space and plumbing for washing machine and dryer, alarm system, double glazed door to garden

## W.C

Low level W.C wash hand basin, tiled floor, double glazed window to side aspect

## UPSTAIRS

### Bedroom 2

13'5x11'5 (4.09mx3.48m)

Double glazed window to rear, integral wardrobes x2, radiator, power points, door into:

### En-Suite

Comprising Shower, low level W.C, Wash hand basin, tiled floor, part tiled walls, towel rail

### Bedroom 3

12'1x11'11 (3.68mx3.63m)

Double glazed window to front aspect, radiator, power points, integral wardrobes

### Bedroom 4

10'4x7'5 (3.15mx2.26m)

Double glazed window to rear, radiator, power points

### Bedroom 5

12'8x6'9 (3.86mx2.06m)

Double glazed window to front and side aspect, radiator, power points

## Family Bathroom

Stunning bathroom suite with panel bath with shower

above, low level W.C, wash hand basin vanity unit, Porcelanosa tiling, towel rail, double glazed window

## Master Bedroom

16'2x13'11 (4.93mx4.24m)

Large double bedroom with fitted wardrobes, velux windows, radiator, power points, door into:

## En-Suite

Comprising of Shower, Low level W.C, was hand basin vanity, towel rail, eaves storage, attractive patterned tiled flooring, velux windows

## EXTERNALLY

Front Aspect - A large tarmac driveway affording parking for a number of cars. Side gate access to the generous rear garden.

Rear Aspect - A large family and pet friendly garden with lawned areas, patio, well stocked flower beds and with mature trees. With a summerhouse and large garden shed.

## Important Info Re New Build Warranties

Only Built in 2015 so there are several years remaining on the new-build warranties.

