



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.

## Barnston Road, Wirral, Merseyside CH61 1BT

Offers In The Region Of £575,000

3 Bedroom 2 Reception 2 Bathroom B

**\*\*2,116 SQFT - Sold With No Chain - Stunning Specification - Surrounded By Countryside - Must View!\*\***

Set within an impressive gated community, this exceptional home enjoys a truly enviable position, surrounded by picturesque, sprawling countryside that creates a peaceful and private setting.

Offered for sale with no onward chain, the property presents a fantastic opportunity for a smooth and straightforward purchase.

Extending to approximately 2,116 sqft, the well-appointed accommodation briefly comprises: a spacious dining/entrance hall, a generous family lounge, a contemporary open-plan kitchen and family area, utility room, and a downstairs W.C.

To the first floor, Sandfield Barn offers three beautifully presented bedrooms, including a superb principal suite complete with dressing room and en-suite, alongside a modern family bathroom. A standout feature is the private first-floor terrace, as well as a balcony off the master bedroom, both enjoying stunning views across the surrounding countryside.

Early viewing is highly recommended – contact Hewitt Adams to arrange your appointment.

**Front Entrance**

Into:

**Dining & Reception Hall**

15'3" x 18'9" (4.65 x 5.74)

Amtico flooring, underfloor heating, power points, staircase to first floor

**Large Open Plan Kitchen & Living/Dining Area**

20'9" x 19'8" (6.33 x 6.00)

A stunning part of the home - with a modern shaker style kitchen with fitted wall and base units, a peninsula island with quartz worktops, inset sink, integrated high-quality appliances that include fridge freezer, oven and hob, dishwasher, wine-chiller, pull-out bin-store. With Amtico flooring, underfloor heating, power points, double glazed windows, door to:

**Utility**

Wall and base units, inset sink, space and plumbing for washing machine, Amtico flooring. Side door leading to under-covered carport.

**Main Family Lounge**

18'0" x 18'9" (5.49 x 5.74)

Double glazed windows, Amtico flooring, with underfloor heating, power points, TV point, double glazed doors to the garden

**W.C**

W.C, wash hand basin, underfloor heating

**UPSTAIRS**

**Dressing Room To Master Bedroom**

8'4" x 8'11" (2.56 x 2.74)

Walk-in-Dressing Room leading to the master bedroom suite

**Master Bedroom**

12'0" x 18'9" (3.67 x 5.74)

Double glazed windows, radiator, power points, double glazed doors out to a private SOUTHERLY FACING balcony terrace overlooking the fields in the distance. With a door:

**En-Suite**

Luxury en-suite with Shower, wash hand basin vanity unit, towel rail, fully tiled, Velux

**Bedroom Two**

18'6" x 12'9" (5.64 x 3.89)

Double glazed windows with view over garden and fields beyond, radiator, power points

**Bedroom Three**

14'7" x 9'6" (4.45 x 2.90)

Double glazed windows, radiator, power points

**Family Bathroom**

High specification luxury bathroom with Shower, bath, wash hand basin vanity unit, towel rail, fully tiled

**EXTERNALLY**

With a private garden with lawn and patio, off-road parking for residents on a private modern car-port, with parking in front

