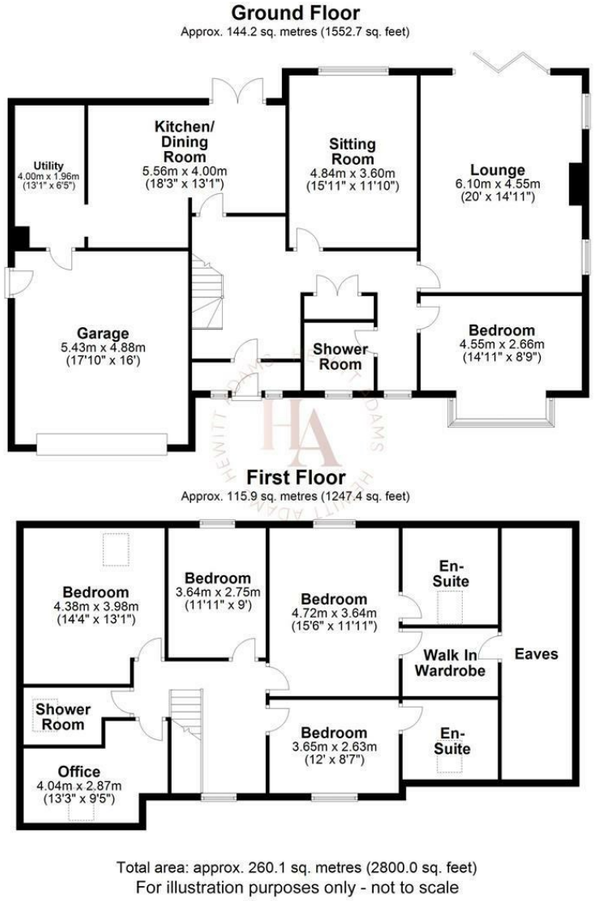

Total area: approx. 260.1 sq. metres (2800.0 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Raby Close, Wirral, CH60 0EA

£800,000

5 Bedroom | 2 Reception | 4 Bathroom | C

Hewitt Adams are delighted to bring to the market this exceptional dormer-style bungalow, occupying a generous south-facing plot in one of Lower Heswall's most sought-after and rarely available cul-de-sac locations. Sold with No Chain.

Commanding truly breathtaking panoramic views across the Dee Estuary and towards the Welsh hills beyond, this remarkable home offers something exceptionally rare – stunning estuary views not only from the first floor, but also from the ground floor living accommodation and beautifully landscaped rear gardens.

The spacious and versatile accommodation briefly comprises an inviting entrance hall, a well-appointed kitchen diner with adjoining utility room, ground floor WC, family bathroom, and a versatile ground floor bedroom currently utilised as a home office. The principal reception spaces are particularly impressive, including a generous dining room and a superb main lounge, both positioned to maximise the stunning estuary outlook.

To the first floor are five well-proportioned bedrooms, including two with en-suite facilities, together with a further family bathroom. From this elevated position, the already impressive views become truly spectacular, stretching across the estuary towards the Welsh coastline.

Externally, the property continues to impress. The beautifully landscaped rear garden enjoys a highly desirable southerly aspect and provides an exceptional outdoor space from which to appreciate the property's unique setting. To the front, there is generous driveway parking.

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

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Front Entrance
Into;

Hall
Staircase, radiator, wooden flooring

Lounge
14'9" x 19'4" (4.5 x 5.9)
Double glazed window, patio doors to the South facing garden, fireplace, radiator, fireplace, wooden flooring

Dining Room
11'9" x 15'8" (3.6 x 4.8)
Double glazed window, radiator, power points, wooden flooring

Bedroom / Study
13'5" x 14'9" (4.1 x 4.5)
Double glazed window, radiator, power points

Shower-Room
Comprising shower, low level W.C, wash hand basin

Kitchen Diner
17'8" x 13'5" (5.4 x 4.1)
Fitted wall and base units, inset sink, integrated appliances, double glazed windows, space for dining table and chairs, door into;

Utility
11'9" x 6'2" (3.6 x 1.9)
W.C, wash hand basin, rear door to garden

UPSTAIRS

Bedroom One
11'9" x 15'5" (3.6 x 4.7)
Double glazed windows with show-stopping estuary views, radiator, power points, wardrobes, walk-in wardrobe, door into;

En-Suite
Comprising bath, shower, low level W.C, wash hand basin

Bedroom Two
11'9" x 11'9" (max) (3.6 x 3.6 (max))
Double glazed windows, radiator, power points, door into;

En-Suite
Comprising shower, low level W.C, wash hand basin

Bedroom Three
14'1" x 12'9" (4.3 x 3.9)
Double glazed windows with show-stopping estuary views, radiator, power points

Bedroom Four
8'10" x 11'9" (2.7 x 3.6)
Double glazed windows with show-stopping estuary views, radiator, power points

Bedroom Five
12'9" x 9'2" `(restricted) (3.9 x 2.8 `(restricted))
Double glazed windows, radiator, power points

Shower-Room
Comprising shower, low level W.C, wash hand basin, towel rail, double glazed window

EXTERNALLY
Externally, the property continues to impress. The beautifully landscaped rear garden enjoys a highly desirable southerly aspect and provides an exceptional outdoor space from which to appreciate the property's unique setting. To the front, there is generous driveway parking. With a double garage.

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