



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.

Riverbank Close, Wirral, Merseyside CH60 8PP

£950,000

5 Bedroom 3 Reception 4 Bathroom

****Impressive Individually Designed Family Home - Estuary Views - Sought After Lower Heswall Location - Over 3,562 SQFT - Sold With No Onward Chain****

You'll be hard pushed to find another Executive home in Lower Heswall that has been as carefully designed as this property. The vendors and architects deliberately configured the property to make the most of its plot, the Estuary Views to the rear and the property is flooded with an abundance of natural light.

Located in a sought after part of Lower Heswall with fantastic access to the Heswall beach, Wirral Way, the Lower Village shops. It's also an ideal location for local schools – with both St Peters and Gayton Primary schools only a short walk away.

The immaculate accommodation is spread across three floors: on the ground floor you have the entrance hall, downstairs W.C., study, family lounge overlooking the garden, sitting room / dining room, and large Shaker-style kitchen diner & family area. The first floor is accessed via a bespoke feature solid oak staircase and offers: master bedroom with dressing room and en-suite, four further bedrooms with one boasting an en-suite shower-room. With a four piece bathroom suite on this level also. On the second floor there are two further fantastic rooms - both of which boast stunning uninterrupted views out across the Dee Estuary and towards Wales. These rooms are perfectly suited for transforming into a teenage bedroom and entertaining space, and/or a games room, OR could even be adapted to become the Master bedroom and dressing area. Externally the property boasts a private block-paved drive offering off-road parking for several cars, integral garage with up and over doors, twin gated side access to the SUNNY ASPECT rear garden.

Front Entrance

Solid oak front door with glazed panels into:

Hallway

Impressive entrance vestibule with solid oak flooring, bespoke design solid oak staircase, under-stairs storage, double glazed to front aspect, radiator, power points

W.C

Low level W.C, Wash hand basin vanity unit, stone tiled floor, wall mounted LED mirror, double glazed window

Family Lounge

21'3"x11'4" (x) (6.48x3.45 (x))

A stunning lounge with French doors out to the garden, 3 x velux sky windows producing lots of natural light, feature Limestone fireplace with log burner, radiator, power points, TV point, solid oak flooring

Study

10'10"x9'8" (x) (3.30x2.95 (x))

Solid oak flooring, radiator, power points, double glazed to front aspect
*Due to the generous size of this room - it's could be adapted to be used as a further snug / sitting room.

Sitting Room / Dining Room

13'4"x11'6" (x) (4.06x3.51 (x))

Versatile room that could be used as a second lounge or a formal dining room. With double glazed window to front aspect, radiator, power points, solid oak flooring

Open Plan Kitchen / Diner & Family Area

24'7"x17'10" (max) (x (max)) (7.49x5.44 (max) (x (max)))

A Shaker style kitchen / diner with high quality wooden wall and base units, granite worktops, stone tiled floor, integrated dishwasher, Rangemaster cooker, American style Samsung fridge freezer, inset Belfast Twin Sink, double glazed to side, patio doors to garden, radiator, power points and an abundance of space for dining table and chairs and living area furniture.

Utility

11'4"x5'7" (x) (3.45x1.70 (x))

Generously proportioned utility room with wall and base units, inset sink, space for washing machine and dryer, stone tiled floor, side door

UPSTAIRS

Master Bedroom

14'3"x13'6" (x) (4.34x4.11 (x))

Double glazed to front aspect, radiator, power points, solid oak flooring

En-Suite Bathroom

Comprised of Roll-top free standing bath, double shower cubicle, pedestal hand wash basin, chrome towel rail, double glazed to side aspect

Dressing Room

13'4"x11'9" (max) (x (max)) (4.06x3.58 (max) (x (max)))

Solid oak flooring, double glazed to front and rear, floor to ceiling wardrobes with sliding doors, power points, radiator

Bedroom 2

16'0"x14'11" (16'00"x) (4.88x4.55 (x))

Double glazed overlooking the garden, radiator, power points, fitted wardrobes, solid oak flooring, door into:

En-Suite Shower-room

Comprised of Shower cubicle, low level W.C, Wash hand basin in vanity unit, wall mounted mirror, towel rail, double glazed to side aspect

Bedroom 3

14'0"x10'10" (14'00"x) (4.27x3.30 (x))

Double glazed to front aspect, radiator, power points, fitted wardrobes, solid oak flooring

Bedroom 4

14'1"x10'7" (x) (4.29x3.23 (x))

Boasting a Juliet balcony and patio door overlooking the garden, radiator, power points, solid oak flooring

Bedroom 5

10'1"x10'7" (x) (3.07x3.23 (x))

Double glazed to rear overlooking the garden, radiator, power points, solid oak flooring

Main Bathroom

A luxury bathroom suite comprised of a free standing bath with mixer tap, shower cubicle, low level W.C, Wash hand basin, complimentary limestone wall and floor tiles, double glazed to side aspect, towel radiator

SECOND FLOOR

Further Bedroom 6 / Games Room

18'7"x13'5" (x) (5.66x4.09 (x))

A large room boasting incredible Estuary views from two Velux windows, radiator, power points, laminate flooring.

This room would make an impressive bedroom HOWEVER it could just as easily be utilized as a teenagers games room or living space

Further Bedroom 7 / Office / Dressing Room

14'0"x13'8" (x) (4.27x4.17 (x))

Velux window to rear boasting stunning Estuary views, radiator, power points, eaves storage

EXTERNALLY

Front Aspect

Boasting block paved driveway affording parking for several cars, twin side gate access to the rear garden. Access to the integral garage

Rear Aspect

South Westerly facing garden offering a plush lawn, Indian stone patio, planted borders, high hedgerows and a fantastic embankment with reclaimed railway sleepers.

Garage

With power and lighting

Additional Information

New Worcester Bosch central heating boiler

