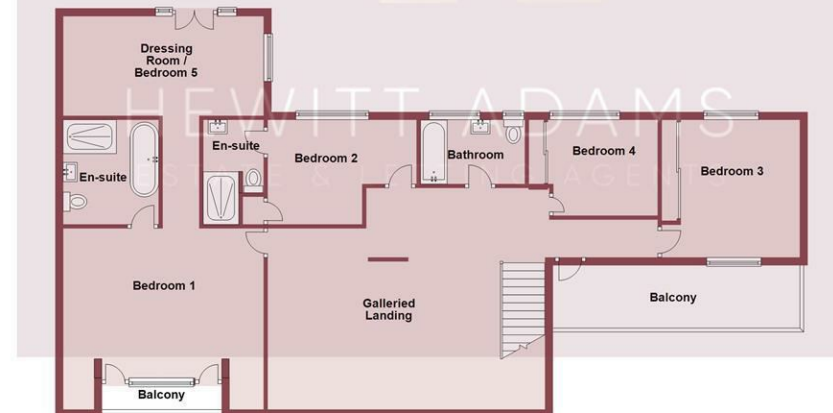




Ground Floor



First 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 PlanIt.

Blakeley Road, Wirral, Merseyside CH63 0NA

£745,000

5 Bedroom 3 Reception 4 Bathroom

****Incredible Family Home - Modernised & Extended - Impressive Corner Plot & Gardens - Sought After Raby Mere Location****

Hewitt Adams is proud to showcase 'Fairways', a STUNNING four/five bedroom DETACHED family home located on the enviable location of Blakeley Road in Raby Mere. The property has been transformed by the current owners into a CONTEMPORARY & SUBSTANTIAL family home with amazing OPEN-PLAN living spaces, an incredibly HIGH SPECIFICATION FINISH and with all the essential practical elements of a family home in a large utility, separate children's lounge / play-room and a LARGE INTEGRAL DOUBLE GARAGE.

Features of particular note include the impressive open-plan kitchen overlooking the garden with the feature double-sided multi-fuel burning stove in the central chimney breast dividing the kitchen from the living area, the home-gym and the large, powered GARDEN ROOM / EXTERNAL OFFICE.

In brief this substantial accommodation affords: Entrance Hall, Lounge, Downstairs Shower-Room, Open-Plan Kitchen & DINING Area, Utility Room, Home Gym / Office. Upstairs there is a WOW-FACTOR Mezzanine landing with a view over the open-plan living area below along with access to the front balcony. FOUR / FIVE generous bedrooms, two en-suites and the family bathroom. The Master bedroom boasts a stunning feature Apex window with balcony access to the front as well as a luxurious, bespoke four-piece en-suite.

Externally this family home boasts generous private gardens to the front and rear, with lawns, patio areas, a Hot-Tub, Garden Room / Home office with power and hard-wired WI-FI extender, as well as a large driveway and integral garage, with outside electric car charging point.

Front Entrance

Into:

Hall

Engineered wooden flooring, radiator and power point

Lounge

14'6" x 17'11" (4.43 x 5.47)

Double glazed windows to front and rear elevations, radiator, power points, TV point with wall recessed HDMI, TV wall mount, three sided multi-fuel burning stove, WIFI hub

Shower Room

Shower, low level W.C, wash hand basin, heated towel rail, double glazed window to rear, LED mirror, additional small coat drying radiator, extractor

Open Plan Kitchen, Dining & Living Area

34'9" x 23'7" (10.6 x 7.2)

The heart of the home! This fantastic open plan kitchen, dining and family living area is a wonderful space and is a necessity in this type of modern family home. With a bespoke high specification kitchen with wall and base units, inset 'Franke' sink with Franke 'hose' tap, two 'AEG' pyrolytic ovens, one being steam, integrated 'Miele' dishwasher, integrated 'AEG' warming drawer, integrated 'AEG' SousVide drawer, space for large Smart fridge freezer - *The current Samsung unit could be included in the sale subject to negotiation, integrated microwave oven.

The central island with granite worktops, LED under-lighting, hidden power point, 90cm 'Neff' induction hob with integrated 'Luxair' extractor above. Bi-Folding doors to the rear garden, Velux x 2, double glazed windows to the front aspect, central room dividing chimney breast with double-sided multi-fuel stove, USB plugs, recessed HDMI cables, radiators, engineered wood flooring, under-stairs IT cupboard, WIFI hub, staircase to first floor Mezzanine landing.

Utility Room

Wall and base units, excellent larder storage area with comprehensive shelving, radiator, inset sink, space and plumbing for two washing machine and a dryer, side door to outside, integral door into Garage, extractor, Cupboard housing NEW Worcester Bosch boiler with 300L pressurised water tank - both with 'Nest' controlling. Ceiling mounted airer.

Home Gym / Additional Reception Room

17'2" x 8'10" (5.25 x 2.7)

Double glazed window to rear aspect overlooking the garden, radiator, power points with recessed HDMI cables, TV mount

UPSTAIRS

Master Bedroom

17'3" x 15'7" (5.28 x 4.75)

Impressive main bedroom with floor to ceiling feature Apex window with balcony access, modern vertical radiator, power-points with USB, door into:

En-Suite

Luxurious en-suite with free standing bath, shower with both ceiling and telephone head, low level W.C, wall mounted 'Roca' basin, LED heated mirror, heated towel rail, extractor, engineered wooden flooring, high level window into bedroom

Dressing Room (Optional Bed 5)

17'1" x 9'5" (5.22 x 2.88)

Double glazed Juliet balcony overlooking the rear garden, radiator, power points

Currently utilised as a Dressing room - HOWEVER, with the installation of a stud wall - this could be readily converted into a 5th bedroom if required at minimal cost

Bedroom Two

13'9" x 9'9" (4.2 x 2.98)

Double glazed window to rear aspect, integral wardrobe, power points with USB, radiator, door into:

En-Suite

Shower, Wall mounted basin unit, LED mirror unit, low level W.C, heated towel rail, extractor, engineered wooden flooring

Bedroom Three

13'4" x 11'9" (4.07 x 3.6)

Double glazed window to front and rear aspect, radiator, power points with USB, fitted wardrobes

Bedroom Four

11'1" x 9'3" (3.38 x 2.84)

Double glazed window to rear aspect, radiator, power points with USB, fitted wardrobes

Bathroom

Comprising of panel bath with shower above, low level W.C, wash basin vanity, heated towel rail, LED mirror unit, engineered wood flooring, double glazed windows to rear aspect

Loft Space

Two generous loft areas, both being boarded with access ladders and lighting.

EXTERNALLY

Front Aspect

Generous driveway affording parking for several vehicles, with an electric car charge point. Established hedgerow framing the front boundary, with lawned gardens and side gated access to the rear garden.

Rear Aspect

Beautifully landscaped family friendly, enclosed rear garden with generous lawned area, patio areas, private area with 5 person spa Hot Tub. And with a large modern timber clad, double glazed garden room / home office with power. Wooden garden shed and a log-store.

Garden Room / Home Office

9'10" x 19'4" (3.02 x 5.9)

Timber clad and insulated, with double glazed windows and doors. With power and lighting, hardwired WIFI point.

Perfect as a home office or teenagers games room!

