



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.

## Raby Drive, Wirral, Merseyside CH63 0NQ

Offers In Excess Of £475,000

🛏️ 4 Bedroom   🛋️ 2 Reception   🚿 2 Bathroom   📊

**\*\*Stunning High Specification Family Home - Fully Renovated - Sought After Raby Mere Location - No Chain!\*\***

Hewitt Adams is delighted to offer to the market this incredible FOUR BEDROOM detached family home on the sought after Raby Drive in the highly desirable area of Raby Mere. The property comes to the market in EXCEPTIONAL CONDITION having been fully modernised and UPGRADED by the current owner to create a LUXURIOUS MODERN family home with some impressive high specification finishing touches!

What makes this property even more exceptional is that it comes to the market with NO ONWARD CHAIN. It is rare that properties come to market in Raby Mere in such a contemporary condition. It is even rarer still for one to come available with NO ONWARD CHAIN! -Making it a fantastic option for any buyer looking for a quick transaction in the coming months.

In brief the accommodation affords: entrance hall, lounge complete with integrated projector and screen and an impressive false ceiling with LED feature lighting, dining room with feature quartz slip wall, luxury kitchen by MERILYN PHILLIPS, utility room, downstairs Shower-room. Upstairs there are four bedrooms and a family bathroom. Externally there are front and rear gardens consisting of lawns, ceramic tiled patio areas, and a generous block paved driveway.

Coming to the market with NO ONWARD - This incredibly high specification family home comes highly recommended, and importantly it is in the catchment area of HIGHLY REGARDED local schools. Call Hewitt Adams on 0151 342 8200 to view.

## Front Entrance

Into:

## Hall

Staircase to first floor, double glazed window, half Porcelanosa tiled floor, half carpeted, modern vertical radiator, cloaks-cupboard, feature slate sheet wall by Porcelanosa

## Shower Room

Fully tiled, shower, low level w.c, wash hand basin vanity, towel rail

## Lounge

23'5" x 13'9" (7.16 x 4.20)

Double glazed windows to front and side aspects with granite windowsills, TV point, Integrated Stovax fire recessed into a feature exposed brick wall with wooden sleeper mantel, integrated projector and pull-down screen, feature false ceiling with controlled LED lighting, modern vertical radiators, USB points, power points, iSense carpet, double doors into:

## Dining Room

8'9" x 16'0" (2.69 x 4.89)

Double glazed windows to side and double glazed slider doors to rear, radiator, power points, feature quartz slip wall, power points, iSense carpets

## Kitchen

12'7" x 18'6" (3.85 x 5.66)

A luxurious integrated kitchen commissioned by Marilyn Phillips, with wooden units, leathered granite worktops, granite skirting boards and Porcelanosa tiled floor with underfloor heating, integrated appliances that include - x2 Neff 'slide&hide' ovens, Neff coffee machine, Neff dishwasher, Neff induction hob, integrated double fridge and integrated double freezer, central island with leathered granite worktop with false ceiling above with feature LED lighting, inset sink with Quooker tap, door into:

## Utility Room

Wall and base units with worktops with a central sink, space and plumbing for washing machine and dryer, door into Garage. Rear door to garden.

## UPSTAIRS

### Bedroom One

13'10" x 11'3" (4.24 x 3.44)

Double glazed window to front aspect, radiator, power points, USB sockets, radiator, TV point, iSense carpeting

### Bedroom Two

11'3" x 13'10" (3.43 x 4.22)

Double glazed window to rear aspect, radiator, power points, TV point, iSense carpeting

### Bedroom Three

8'6" x 12'10" (2.60 x 3.93)

Double glazed window to rear, radiator, power points, TV point, iSense carpeting

### Bedroom Four

7'7" x 8'0" (2.33 x 2.45)

Double glazed window to side aspect, radiator, power points, iSense carpeting

### Bathroom

Part tiled bathroom with bath, low level W.C, wash hand basin with waterfall tap, towel rail, double glazed window to front aspect

