



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 Planigo.

## Parklands Drive, Wirral, Merseyside CH60 3RU

£550,000

 3 Bedroom  2 Reception  2 Bathroom 

**\*\*Impressive Three Bedroom Detached Bungalow - Huge Landscaped Gardens & Plot - Further Development Potential\*\***

Hewitt Adams is thrilled to offer to the market this impressive THREE BEDROOM DETACHED BUNGALOW located on Parklands Drive in Gayton, within walking distance of the Lower Village in Heswall and Heswall Golf Club. Heswall town centre is also a few minutes drive away at most.

The Bungalow sits in a marvellous plot with STUNNING landscaped wrap-round gardens that truly helps this property stand out from the crowd. The Bungalow is already a substantial home with fantastic versatile space - However there is obvious scope and potential to further develop / extend the property if someone so wished. Given the size of the plot and space on offer - this is an obvious possibility.

The Bungalow is beautifully presented throughout and benefits from a tremendous amount of natural light, something that gives the home a lovely welcoming warmth to it. In brief the accommodation affords; entrance porch, hall, lounge, dining room, an 'Amdega' Conservatory, Kitchen, Three Bedrooms, Bathroom and separate Shower-Room. Including a detached garage with Utility and Work-Shop to the rear.

There is a large, private garden to the rear which has been carefully landscaped and is a real feature of this wonderful home. There is a small sun terrace off the kitchen as well as a further patio off the



Front Entrance

Into:

Hallway

Amtico flooring, radiator, power points, airing cupboard

Lounge

21'9" x 15'3" (6.65 x 4.66)

Double glazed patio door and windows to rear overlooking the stunning rear garden, double glazed window to side and front aspect, radiator, power points, TV point, gas fireplace with stone surround and mantel

Dining Room

8'5" x 12'0 (2.57m x 3.66m)

Amtico flooring, radiator, power points, double glazed window to side aspect, opens into;

Conservatory

9'9" x 14'6" (2.99 x 4.43)

A classic 'Amdega' solid wood conservatory with double gazed windows, radiator, power points, tiled floor

Kitchen

16'2" x 9'4" (4.93 x 2.87)

Fitted wall and base units, worktop surfaces, inset sink, tiled splash-backs, integrated oven and hob, wall-mounted concealed Worcester Bosch boiler, under-counter fridge and washing machine, Karndean flooring, side to to patio garden

Bedroom One

15'10" x 12'4" (4.83 x 3.78)

Double glazed window to side aspect, fitted wardrobes, radiator, power points

Bedroom Two

14'1" x 13'8" (4.3 x 4.18)

Double glazed window to front aspect, radiator, power points, fitted wardrobe

Bedroom Three

10'4" x 14'7" (3.17 x 4.45)

Double glazed windows to front and side aspect, radiator, power points

Bathroom

Comprising panel bath with mains fed shower above, low level W.C, wash hand basin, radiator, part tiled walls, double glazed window

Shower-Room

Modern shower-room with; Shower, low level W.C ,wash hand basin, heated chrome towel rail, fully tiled

EXTERNALLY

Garage

Up and Over door, power and lighting. Leading to:

Utility Room

Located to the rear of the Garage. Including base units, worktop surfaces, inset sink, space for washing machine and drier

Garden Store Room

Useful space for storage of gardening equipment

FRONT ASPECT

Large driveway affording parking for several cars, side gate access to the rear garden, established landscaped front lawned garden with mature hedges.

REAR ASPECT

An impressive rear garden, that is completely private and is made up of several patio and courtyard areas, a large established lawn, flower beds and rockery gardens and a summerhouse.

