





Ashlea Road, CH61 5UG

Offers Over £550,000

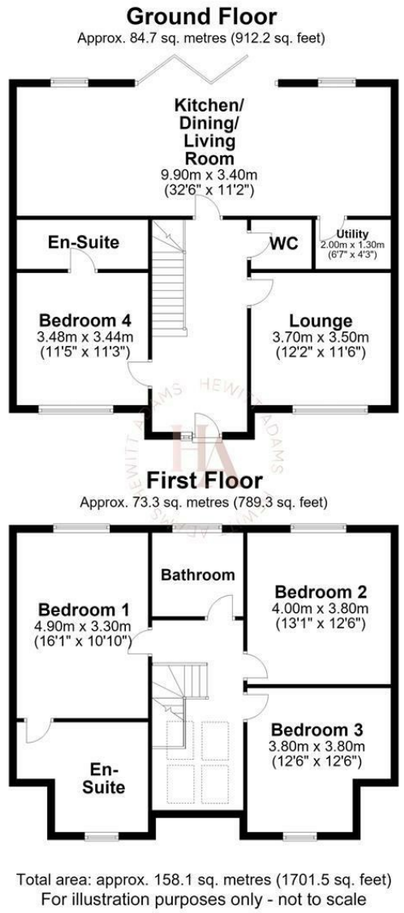
4 Bedroom | 2 Reception | 3 Bathroom

STUNNING FOUR-BEDROOM DETACHED NEW-BUILD – THREE BATHROOMS – LUXURIOUS SPECIFICATION – OPEN-PLAN LIVING – UNDERFLOOR HEATING – PRIVATE PLOT – DETACHED GARAGE – NO CHAIN

Hewitt Adams are delighted to present this stunning four-bedroom, three-bathroom detached new-build home, finished to an exceptional specification and offering luxurious modern family living.

Tucked away from Ashlea Road and approached via a long, meandering driveway, the property enjoys a wonderfully private setting, yet remains within approximately ten minutes' walk of Heswall centre, with excellent schools, shops and transport links nearby. Designed with family living in mind, the property offers spacious, versatile accommodation, high-quality finishes and luxurious features including underfloor heating.

The accommodation comprises a welcoming entrance hall, separate lounge and impressive open-plan kitchen, dining and living space, perfect for entertaining. There is also a utility room, downstairs WC and generous ground-floor fourth bedroom with en-suite shower room, ideal for guests or multi-generational living.
Upstairs, a striking galleried landing with vaulted ceiling leads to three further double bedrooms, including a magnificent principal suite with palatial four-piece en-suite bathroom. A beautifully appointed family shower room completes the accommodation.



Total area: approx. 158.1 sq. metres (1701.5 sq. feet)
For illustration purposes only - not to scale

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Front Entrance
Into;

Hall
Staircase, understairs storage, underfloor heating

Lounge
Double glazed window, underfloor heating

Bedroom
Double glazed window, underfloor heating, door into;

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

Open Plan Kitchen Dining Living Room
Wow Factor OPEN-PLAN kitchen dining living room with wall and base units, inset sink, integrated oven and hob, integrated dishwasher, double glazed window. bi-folding doors, underfloor heating, door into;

Utility
Space for washing machine, underfloor heating

W.C
W.C, wash hand basin, tiled floor, underfloor heating

UPSTAIRS

Bedroom
Double glazed windows, radiator, power points, door into;

En-Suite
Comprising free-standing tub, shower, low level W.C, wash hand basin vanity, towel rail, tiled floor

Bedroom
Double glazed windows, radiator, power points

Bedroom
Double glazed windows, radiator, power points

Bathroom
Comprising shower, low level W.C, wash hand basin, towel rail, tiled floor

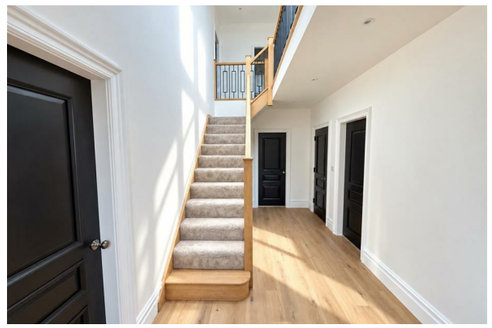
EXTERNALLY
Front Aspect - Set back from Ashlea Road up a long driveway, with off-road parking for numerous cars, detached garage

Rear Aspect - With patio. large lawned garden. Private and not overlooked.

IMPORTANT INFORMATION RE GARAGE
The detached garage has not yet been fully constructed - this would be completed prior to any sale completing.

USE OF CGI STAGING IN THIS ADVERT
Please note - CGI staging has been used in this advert. The property is unfurnished, and this has been employed solely to give people an idea of what the rooms could be used like.










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