



## Raby Drive, Wirral, Merseyside CH63 0NL

£850,000

🛏️ 5 Bedroom   🛋️ 3 Reception   🚿 3 Bathroom   📊

**\*\*Five Bedroom Family Home - Private Plot - 0.8 Acres Approx - Sought After Raby Mere Location - No Chain!\*\***

Wow! Sometimes a property just blows you away. And 'Whispering Pines' certainly does just that. Located on the HIGHLY SOUGHT AFTER Raby Drive in Raby Mere - this fantastic family home is sat off the road itself down a meandering driveway and sits within a HUGE PLOT of approximately 0.8 of an Acre.

Surrounded by WOODLANDS - 'Whispering Pines' enjoys an incredibly private location, and represents an ideal home for families with children and pets. An IDYLIC OASIS - this home is such a unique addition to the market.

The home is a SUBSTANTIAL 2,712 SQ FT and is VERSATILE ENOUGH to suit any buyer. With bedroom and shower-room facilities on both floors.

In brief the accommodation affords; entrance hall, lounge, dining room, kitchen, utility room, sitting room, ground-floor bedroom, downstairs shower-room. Upstairs there are four double bedrooms - the master with an en-suite and dressing room, and a four-piece bathroom. Both bedrooms one and two offer BALCONIES from which you can enjoy the stunning gardens and WOODLAND.

With off-road driveway parking for 3/4 cars, a large rear patio and a HUGE PRIVATE WRAP-AROUND GARDEN, laid to lawn - surrounded by woodland.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms 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.

**Front Entrance**

Into;

**Hall**

Staircase to first floor, radiator, power points

**Lounge**

13'9" x 24'3" (4.2 x 7.4)

Double glazed window, double glazed doors out to the garden, fireplace, radiator, power points, TV point

**Dining Room**

14'5" x 13'5" (4.4 x 4.1)

Double glazed window, radiator, power points

**Kitchen Diner**

13'5" x 22'3" (4.1 x 6.8)

A generous kitchen diner overlooking the amazing garden and woodland to the rear of the property. With fitted wall and base units, inset sink and drainer, space for white goods, integrated oven and hob, radiator, power points, door into;

**Utility**

Tiled floor, space and plumbing for washing machine and dryer, space for large fridge freezer, door to outside

**Bedroom 5**

11'9" x 10'9" (3.6 x 3.3)

Double glazed window, radiator, power points, wardrobes

**Sitting Room / Day Room**

16'0" x 16'8" (4.9 x 5.1)

Double glazed doors out to the garden, radiator, power points

\*Ideal as a living room / sitting room adjacent to the bedroom for a teenager or dependent older family member. With a downstairs shower-room next door.

**Shower-Room**

Comprising shower, low level w.c, wash hand basin. Fully tiled.

**UPSTAIRS**

**Bedroom 1**

15'5" x 17'0" (4.7 x 5.2)

Double glazed windows and door out to the BALCONY OVERLOOKING THE GARDEN, radiator, power points. Door into;

**Dressing Room**

Fitted wardrobes, Velux window, door into;

**En-Suite Shower-Room**

Comprising of Shower, low level W.C, wash hand basin, radiator

**Bedroom 2**

16'8" x 11'1" (5.1 x 3.4)

Double glazed windows and door out to the BALCONY OVERLOOKING THE GARDEN, radiator, power points

**Bedroom 3**

13'9" x 12'5" (4.2 x 3.8)

Double glazed window, radiator, power points, wardrobes

**Bedroom 4**

14'1" x 9'9" (4.3 x 2.99)

Double glazed window, radiator, power points

**Bathroom**

Modern bathroom comprising tiled bath, shower, low level W.C, wash hand basin, vanity mirror, towel rail, double glazed window

**EXTERNALLY**

With off-road driveway parking for 3/4 cars, a large patio and a HUGE PRIVATE WRAP-AROUND GARDEN surrounded by woodland.

