



Raby Drive, Wirral, Merseyside CH63 0NL

Offers Over £800,000

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 set 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.

