



# The Paddocks

RABY • GUIDE PRICE £645,000



‘The Paddocks’ is a luxurious development consisting of just 6 newly constructed homes, set within a secure gated community in picturesque Raby, located in the heart of the Wirral Peninsula.

## DESCRIPTION

In summary, there are four detached homes and two semi-detached properties, ranging in price from £645,000 to £795,000 situated in this magnificent semi-rural setting.

Plot 6: A 3 bedroom, 3 bathroom, semi-detached property offering an excellent balance of bedroom and living accommodation, finished to exacting standards. Energy efficiency and sustainability have been carefully considered with heating provided via air source heat pump. Furthermore, underfloor heating services the entirety of the ground floor area.

All of these magnificent architecturally designed properties have generous driveways, as well as private gardens and balconies looking directly over the surrounding greenbelt. Each residence offers high-specification finishes throughout including Bosch Appliances in the kitchens, Roca sanitary ware, and Bristan showers and taps. With plentiful storage and breathtaking views, these beautifully designed homes are truly one-of-a-kind.

••Important Marketing Notice•• - Please note the images within this listing are taken from the 'show-home' of plot 4 and are designed to illustrate the specification and style of the remaining units. There will be some variance. Internal viewing of each home is essential.

Freehold.

## TERMS







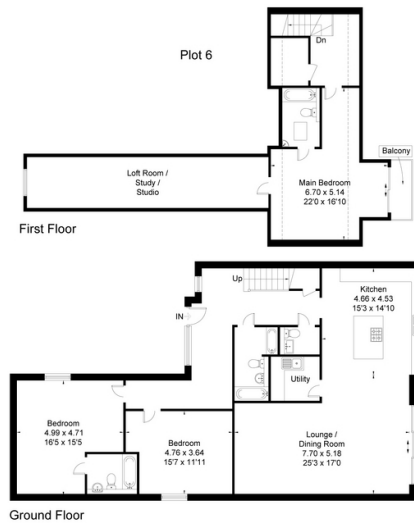








Approximate Floor Area = 177.4 sq m / 1910 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81581



**David Lee**  
Consultant  
**0151 332 9306**  
david.lee@hardinggreen.com

Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



FIND OUT MORE