



**St Andrews Court, Noctorum Lane, Prenton, CH43 7FD**

**welcome to**

## **St Andrews Court, Noctorum Lane, Prenton**

Wake me up before you go-go, Don't leave me hanging on like a yo-yo, View this home, before it go-go's, Book a viewing today.....Rarely available and arguably occupying the best position, The accommodation benefits from no onward chain. A house of impressive proportion and a must view!!

### **Property Description**

What lies behind the gates of St Andrews Court....

On entering, you immediately start to grasp the quality that flows throughout this beautiful family home. A grand entrance hallway acts as the heart of the property and leads you through towards the multiple array of reception rooms which are versatile to suit any need or style of living as well as a downstairs WC. The kitchen is spacious and sophisticated, a place that is enjoyed throughout the day and ideal for entertaining friends and family. What makes this property unique is the garage conversion into a games room, perfect for a growing family.

As you go upstairs to the first floor you will find four good sized bedrooms; the master bedroom has two dressing rooms, and an en-suite with a built in sauna! There are three further double bedrooms on this floor one of which has an en-suite. A family bathroom completes this floor. The second floor....yes there's more! Has another spacious bedroom with an en-suite. Heading outside you quickly start to understand how important the gardens are to this residence. An immaculate patio with a built in bar area and a good sized lawn, this lovely garden lends itself to a growing family and is crying out to be enjoyed throughout the summer months. There is also ample parking space to the front of the property. Don't delay, call us today to arrange a viewing on 0151 608 2287

### **Entrance Porch**

Double glazed door and window to the front, radiator and tiled flooring.

### **Entrance Hall**

With tiled floor and cupboard.

### **Downstairs Cloakroom**

Comprising WC and wash hand basin set within a vanity unit. Radiator and extractor fan.

### **Study/Office**

18' 4" x 10' 3" ( 5.59m x 3.12m )

Double glazed window to the front and radiator.

### **Lounge**

13' 7" x 23' 8" ( 4.14m x 7.21m )

Double glazed window to the front, radiator and gas fireplace. Double glazed patio doors.

### **Games Room**

20' 2" x 22' 9" ( 6.15m x 6.93m )

Double glazed window to the front, radiator and dropped ceiling with feature lights. Double glazed patio doors to the rear.

### **Sitting Room**

11' 10" x 13' 9" ( 3.61m x 4.19m )

Double glazed window to the rear and radiator.

### **Kitchen/Diner**

17' 5" x 24' 1" ( 5.31m x 7.34m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. AEG electric oven, grill and microwave, AEG electric hob with cooker-hood above, and AEG wine cooler. Integral dishwasher. Double glazed window to the rear and double glazed patio doors.

### **Utility Room**

6' 9" x 5' 11" ( 2.06m x 1.80m )

Comprising wall and base cupboards with sink and drainer unit and complementary work surfaces. Radiator, plumbing for a washing machine and double glazed door to the rear.



## Conservatory

13' 2" x 13' 11" ( 4.01m x 4.24m )

Double glazed windows to the side and rear, and wall lights.

## First Floor Landing

With double glazed window to the front, radiator, airing cupboard and further storage cupboard.

## Bedroom One

12' 2" x 20' ( 3.71m x 6.10m )

Double glazed window to the side, radiator and television connection point.

## Dressing Room One

10' 11" x 9' 3" ( 3.33m x 2.82m )

Dressing room one comprising fitted wardrobes, built-in drawers and fitted shelves. Radiator.

## Dressing Room Two

13' x 13' 8" ( 3.96m x 4.17m )

Dressing room two with built-in wardrobes, radiator and double glazed window to the front.

Leading through to en-suite bathroom.

## En-Suite Bathroom

Six piece bathroom suite comprising Jacuzzi bath with shower over, twin wash hand basins set within vanity unit, sauna cubicle and WC. Built-in television above sink units, radiator and double glazed window to the front.

## Bedroom Two

10' 4" x 15' ( 3.15m x 4.57m )

Double glazed window to the front, radiator and wall lights.

## En-Suite Shower Room

Three piece shower room suite comprising shower cubicle, wash hand basin set within vanity unit and WC. Radiator and double glazed window to the side.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Bedroom Three

11' 11" x 13' 6" ( 3.63m x 4.11m )

Double glazed windows to the front and radiator. Wall lights and built-in wardrobes.

## Bedroom Four

9' 10" x 10' 2" ( 3.00m x 3.10m )

Double glazed window to the front, radiator and built-in wardrobes.

## Bathroom

Three piece bathroom suite comprising Jacuzzi bath with mixer taps and shower over, wash hand basin and WC. Built-in television, radiator double glazed window to the side.

## Second Floor

### Bedroom Five

18' 11" x 11' 8" ( 5.77m x 3.56m )

Double glazed window to the rear and built-in wardrobes.

## En-Suite Shower Room

Three piece shower room suite comprising shower cubicle, wash hand basin and WC. Radiator, extractor fan and double glazed window to the rear.

## Outside

### Rear Garden

With outdoor built-in BBQ and fridge.

Rear garden comprising patio and lawn areas and trees.



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## St Andrews Court Noctorum Lane, Prenton

- Five Bedroom Detached House
- Three Reception Rooms & Study
- Downstairs Utility Room & WC
- Conservatory, Front & Rear Gardens
- Council Tax Band: G

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £850,000



Please note the marker reflects the postcode not the actual property

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