



Larkfield Court, St. Helens, Merseyside WA11 7BW
O.I.R.O £450,000



We are delighted to introduce a five-bedroom detached residence located in a highly sought-after area. Situated on a private access road, this spacious property enjoys the company of just two other detached homes, offering a sense of exclusivity and privacy.

Upon entering, you'll find a welcoming entrance hall that leads to a range of generously sized living spaces. These include a reception room, a comfortable lounge with access to an expansive conservatory that overlooks the rear garden, a practical home office/study, a well-appointed breakfast kitchen, and a formal dining room that can easily double as an additional family room. Completing the ground floor are a utility room, a convenient cloakroom with a separate WC, and an integral garage.

Moving to the upper floor, you'll discover an extra-large master bedroom with an ensuite bathroom and built-in wardrobes, as well as a guest bedroom with its own ensuite. Three additional spacious bedrooms and a well-equipped family bathroom provide ample accommodation for your family's needs. Throughout the home, you'll enjoy the comfort of gas central heating and double glazing.

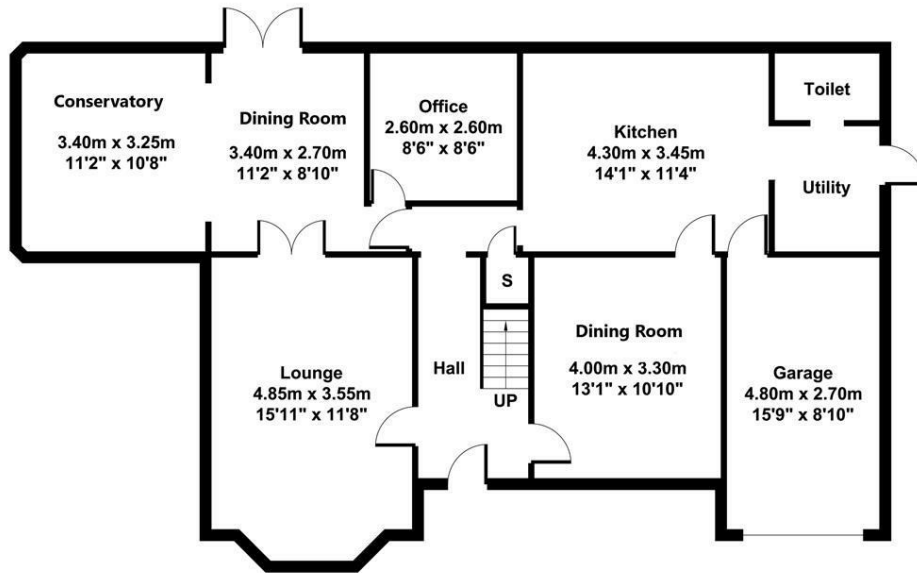
Outside, the front and rear gardens offer peaceful outdoor spaces for relaxation. The rear garden boasts a serene backdrop, bordering open fields and a charming farm, ensuring your privacy and tranquillity. This property is thoughtfully designed to accommodate a large or extended family and provides ample space to cater to your work-from-home requirements.

In summary, this home combines comfort and practicality in an excellent location. We highly recommend arranging a viewing to fully appreciate the quality and warmth it offers. With no onward chain, this is an opportunity you won't want to miss.

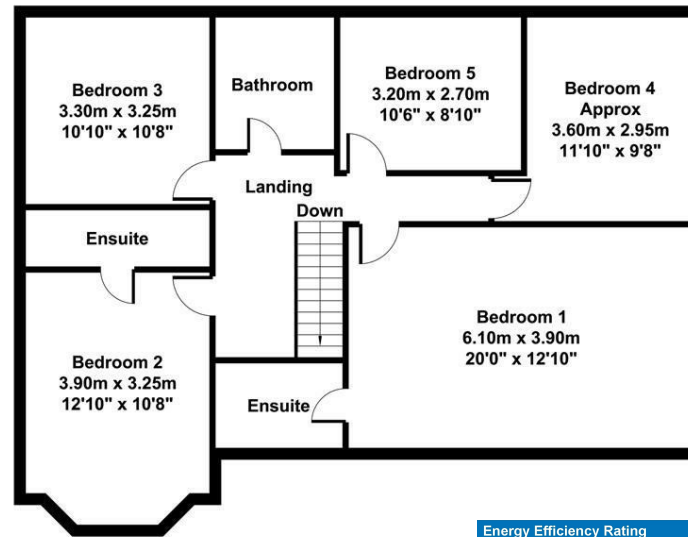




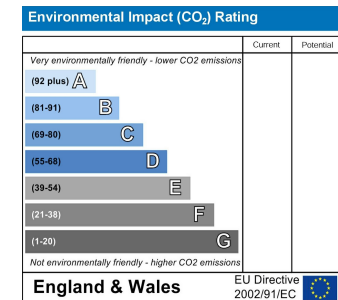
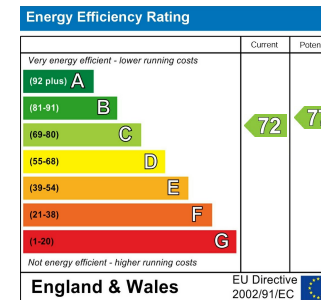




Ground Floor



First Floor



IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.