



Noctorum Road, Prenton, Wirral CH43 9UG

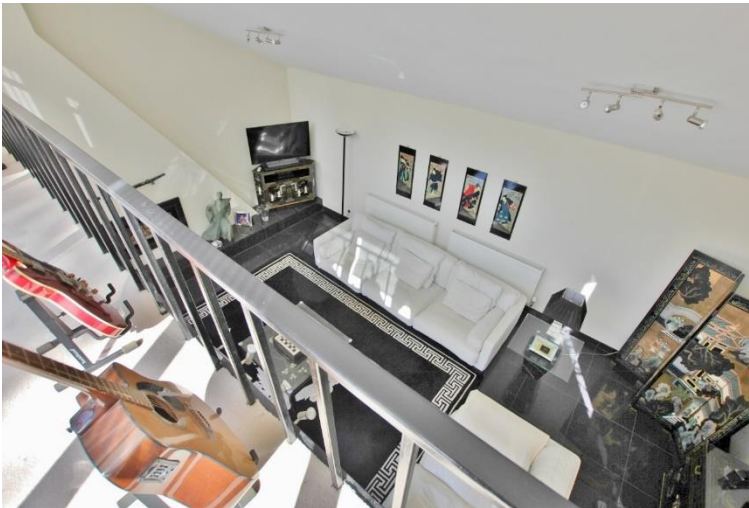
- Opulent and Substantial Four Double Bedroom Detached Family Residence
 - Individually Designed with Sumptuous Split Level Accommodation
- Lower Ground Floor Hallway with Gallery Landing, W.C and Utility Room
 - Master Bedroom with Dressing Area and Luxury Six Piece En Suite
- Stunning Orangery, Dining Room and Sitting Room with Mezzanine Level
 - Bespoke Open Plan Living Kitchen Diner with a Range of Appliances
- First Floor with Three Bedrooms, Jack & Jill En Suite and Further En Suite
- Ample Parking, Double Garage and Beautifully Tended Front and Rear Gardens



Guide Price £1,000,000 - £1,100,000











































Description

Opulent and substantial four double bedroom detached family residence. A credit to the current owners this sumptuous home has been individually designed with a split level accommodation, flooded with natural light from the array of feature windows, all appointed with a contemporary decor and finished to a superior specification throughout.

In brief this impressive accommodation comprises a feature entrance hallway, the lower ground floor level offers a master bedroom with luxurious six piece en suite bathroom and dressing/seating area which could easily be utilised as a fifth bedroom if required. You also have a utility room, W.C and access into the double garage. The ground floor boasts a superb orangery which connects both wings of the property and gives access to a dining room with exposed brick wall and full height glass windows with doors leading out to the delightful gardens. Generous sized sitting room with mezzanine level giving an excellent study/reading space. Completing the ground floor you have a bespoke, high quality open plan living kitchen diner, fitted with a range of wall and base units with central island and a range of fitted appliances and flooded with light from the feature windows. The first floor boasts three large double bedrooms two with a six piece luxurious jack and jill ensuite and bedroom four with a further en suite shower room. This executive home further benefits from ample off road parking, integral double garage and is encapsulated in beautifully tendered gardens perfect for entertaining or relaxing.

Entrance Hallway -

W.C -

Orangery - 14' 1" x 13' 5" (4.29m x 4.09m)

Sitting Room - 24' 3" x 18' 4" (7.39m x 5.58m)

Dining Room - 17' 9" x 11' 10" (5.41m x 3.60m)

Open Plan Living Kitchen Diner -

Kitchen - 18' 1" x 12' 2" (5.51m x 3.71m)

Lounge Diner - 18' 4" x 18' 1" (5.58m x 5.51m)

Master Bedroom - 13' 1" x 11' 10" (3.98m x 3.60m)

Dressing Room / Bedroom - 15' 1" x 13' 9" (4.59m x 4.19m)

En Suite to Master - 11' 2" x 8' 2" (3.40m x 2.49m)

Utility Room - 23' 4" x 6' 3" (7.11m x 1.90m)

First Floor Landing -

Bedroom Two - 23' 0" x 16' 9" (7.01m x 5.10m)

Jack & Jill En Suite - 17' 9" x 8' 6" (5.41m x 2.59m)

Bedroom Three - 13' 1" x 11' 10" (3.98m x 3.60m)

Bedroom Four - 13' 5" x 12' 10" (4.09m x 3.91m)

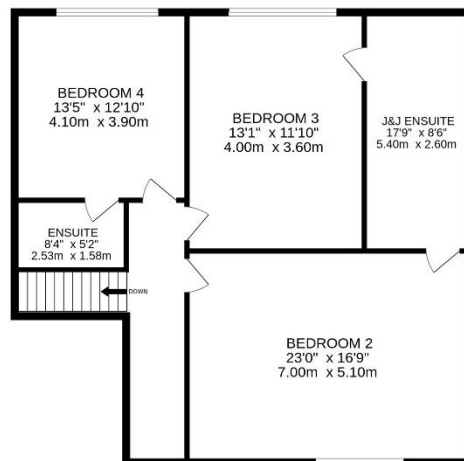
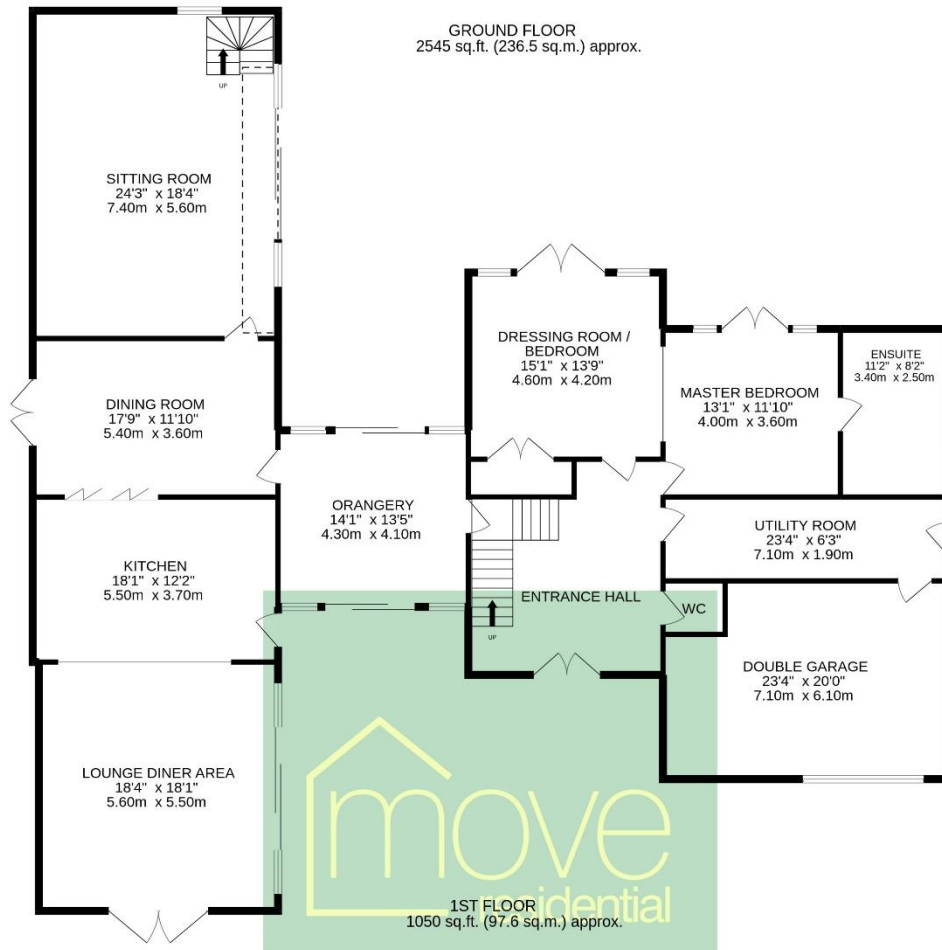
En Suite - 8' 4" x 5' 2" (2.54m x 1.57m)

Integral Double Garage - 23' 4" x 20' 0" (7.11m x 6.09m)

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Floor Plan



TOTAL FLOOR AREA : 3596 sq.ft. (334.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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