



Croft Drive East, Caldy, Wirral CH48 1LT

- Substantial Six Double Bedroom Detached Family Residence
- Sweeping Grounds Including a Swimming Pool and Greenbelt Land
- Hallway, Lounge, Second Reception Room and a Snug/Reception Three
- Master Suite with Walk in Wardrobe and Luxury En Suite Bathroom
- Set Back From the Road with a Large Frontage, Driveway and Double Garage
- Standing on an Expansive Plot Spanning Approximately 2 Acres
- Spacious, Versatile Family Living Space Appointed with a Contemporary Décor
- Further Boasting a Bespoke Open Plan Kitchen Diner and a Utility Room
- Five Further Well Proportioned Bedrooms and a Modern Family Bathroom
- Situated in the Prestigious Area of Caldy - Viewing Strongly Recommended



£1,250,000



* Approximate Site Map























EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Description

Nestled in an expansive plot spanning approximately 2 acres, Move Residential are delighted to showcase this impressive six bedroom detached family residence. The plot itself boasts approximately 0.78 acres of beautifully manicured grounds for the dwelling including an outdoor swimming pool and paddocks. You then also have approximately 1.26 acres of Greenbelt land.

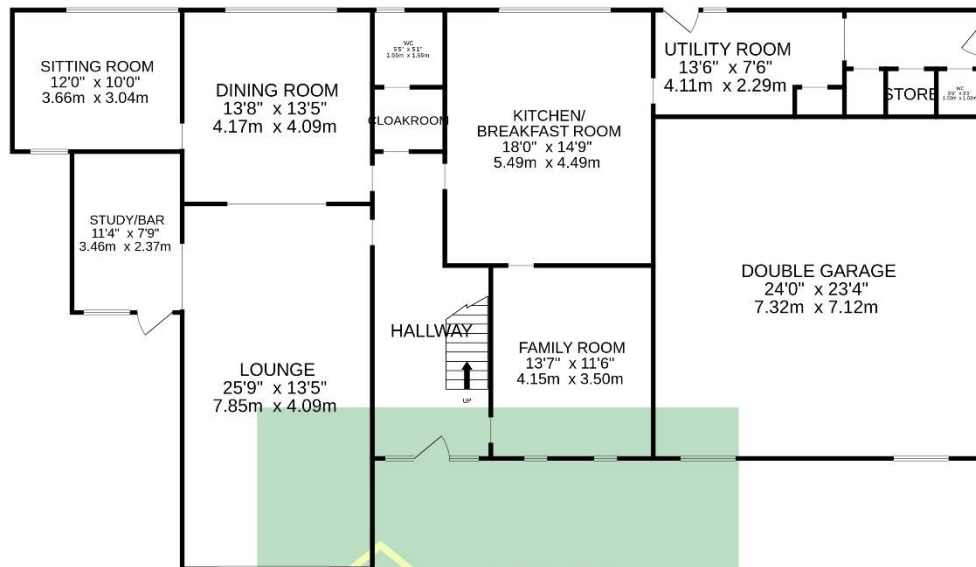
Set back from the road with ample frontage, off road parking and double garage. The property is appointed to an exceptional standard offering spacious and versatile family living accommodation flooded with an abundance of natural light and appointed with a contemporary décor. In brief you have a welcoming hallway, lounge, second reception room, office and snug/reception room three. Impressive open plan kitchen diner and utility room. To the first floor you have a large master suite with walk in wardrobe and luxury en suite bathroom. Five further well proportioned bedrooms and a modern family bathroom.

Caldy is an exclusive area of the Wirral. Renowned for the highly regarded Calday Grange and West Kirby Grammar Schools, St. Bridget's primary school and Avalon private prep school along with prestigious golf courses including The Royal Liverpool, Wallasey and Caldy. There is a local bus service which runs from nearby and connects to West Kirby centre and the station for onward commuting through to Liverpool. There are excellent shopping facilities in West Kirby and Heswall together with numerous restaurants and wine bars.

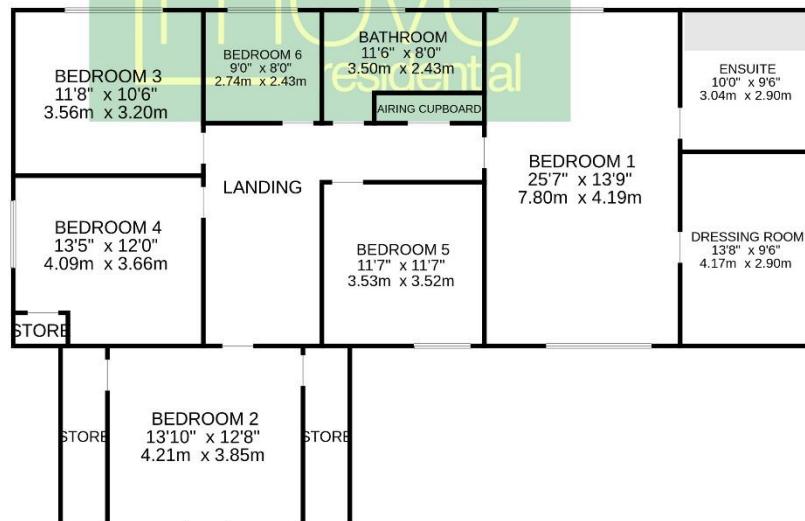
****Covenant on plot where only 1 dwelling can exist on the land.**

Floor Plan

GROUND FLOOR
2104 sq.ft. (195.5 sq.m.) approx.



1ST FLOOR
1598 sq.ft. (148.5 sq.m.) approx.



TOTAL FLOOR AREA : 3702 sq.ft. (343.9 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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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.