



## Noctorum Lane, Noctorum, Wirral CH43 9UA

- Exceptional Four Double Bedroom Detached Bungalow
- Encapsulated in Beautifully Landscaped South Facing Gardens
- Fully Renovated to an Incredible Standard Throughout
- Four Bedrooms, Four Piece En Suite and Family Bathroom
- Set on a Private Lane in One of Wirral's Most Desirable Roads
- Boasting Over 2226 Square Foot of Sumptuous Living Space
- Hall, Lounge, Dining Room, Modern Kitchen Diner and Utility
- Gated Access, Ample Parking and Integral Double Garage



Offers Over £635,000









































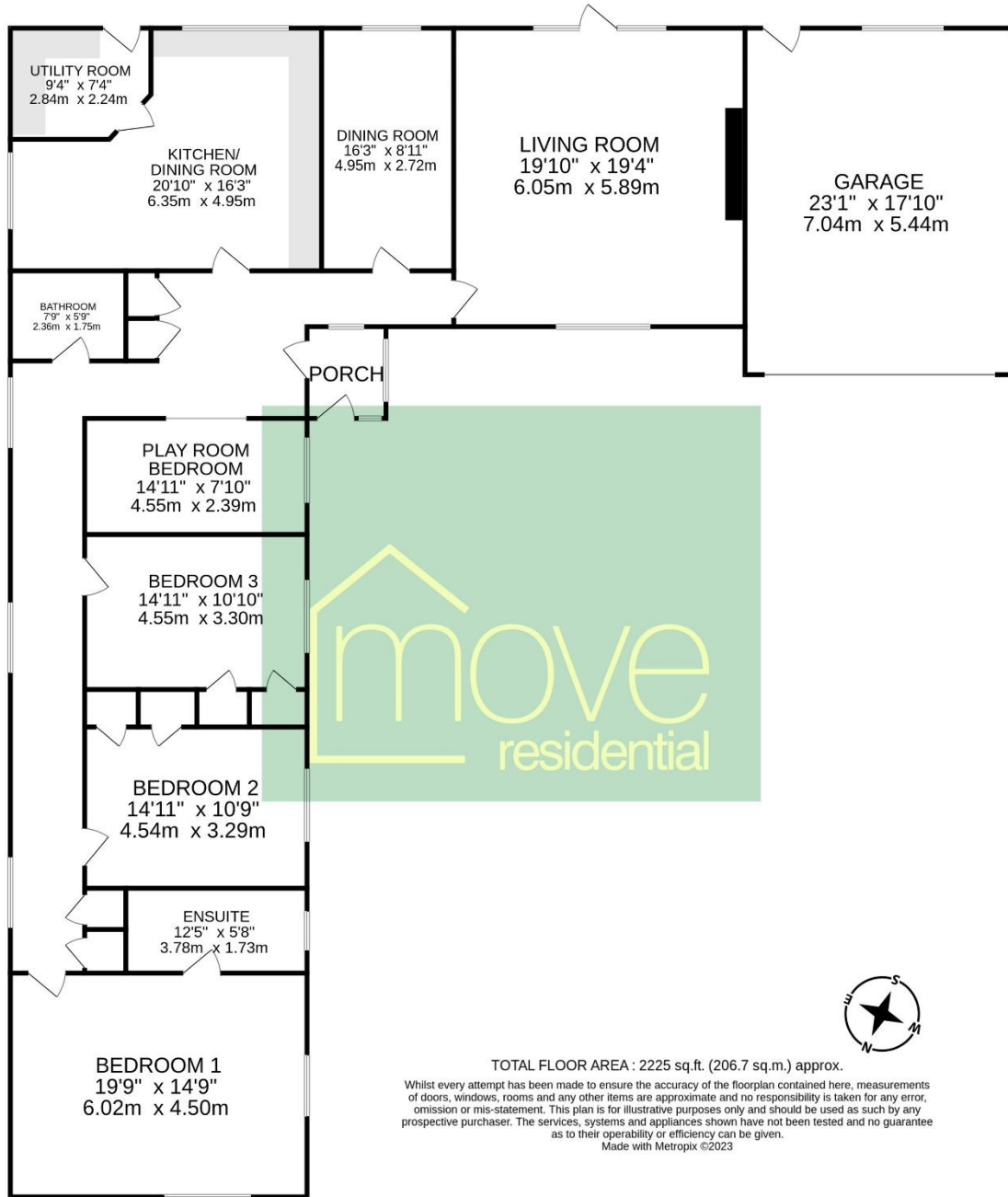
## Description

Nestled on a private lane in one of Wirral's most desirable roads, sits this sumptuous four double bedroom detached bungalow. Fully renovated to an exceptional standard the accommodation spans approximately 2,226 square foot of incredible family living space. A closer inspection is essential to fully appreciate the size and setting of this outstanding residence.

Flooded with natural light and appointed with a fresh and neutral décor, in brief the accommodation comprises a porch, welcoming hallway with built in storage and a generous sized lounge with beamed ceiling. Dining room, modern fitted kitchen diner comprising a comprehensive range of wall and base units with complimentary work tops, a range of appliances and a utility room off. Large master bedroom with four piece en suite, two further bedrooms with storage, fourth bedroom/playroom and a family bathroom. Set back from the road with gated access leading to ample off road parking, integral double garage and the attractive property frontage. Encapsulating this home perfectly are the beautifully manicured wrap around gardens. The front garden has a lawn flanked with mature planting borders which all the bedrooms overlook, to the rear you have a sweeping lawn with patio and childrens play area, a perfect area for entertaining or relaxing.

Noctorum is a highly renowned area with a wealth of luxurious homes, excellent commuting links throughout the Wirral, Liverpool and Chester and a variety of local shops and amenities in the neighbouring towns. The property also falls within the catchment area of highly acclaimed school for all age groups.

GROUND FLOOR  
2225 sq.ft. (206.7 sq.m.) approx.



TOTAL FLOOR AREA : 2225 sq.ft. (206.7 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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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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.