



## Noctorum Lane, Noctorum, Wirral CH43 9UB

- Imposing and Substantial Five Bedroom Detached Family Residence
- Immaculately Presented and Updated with a Contemporary Decor
- Breathtaking Open Plan Bespoke Living Kitchen Dining Room
- Four Sizeable First Floor Double Bedrooms, En Suite and Bathroom
- Beautifully Manicured Grounds Perfect for Entertaining or Relaxing
- Nestled in a Picturesque Plot in the Prestigious Area of Noctorum
- Hallway, Office, Stunning Lounge Opening to a Garden Room
- Utility, Shower Room, Cloakroom and Ground Floor Bedroom
- Set Back from the Road with Ample Off Road Parking and Garage
- Closer Inspection Essential to Appreciate this Superb Home in Full



Offers in the Region Of £760,000











































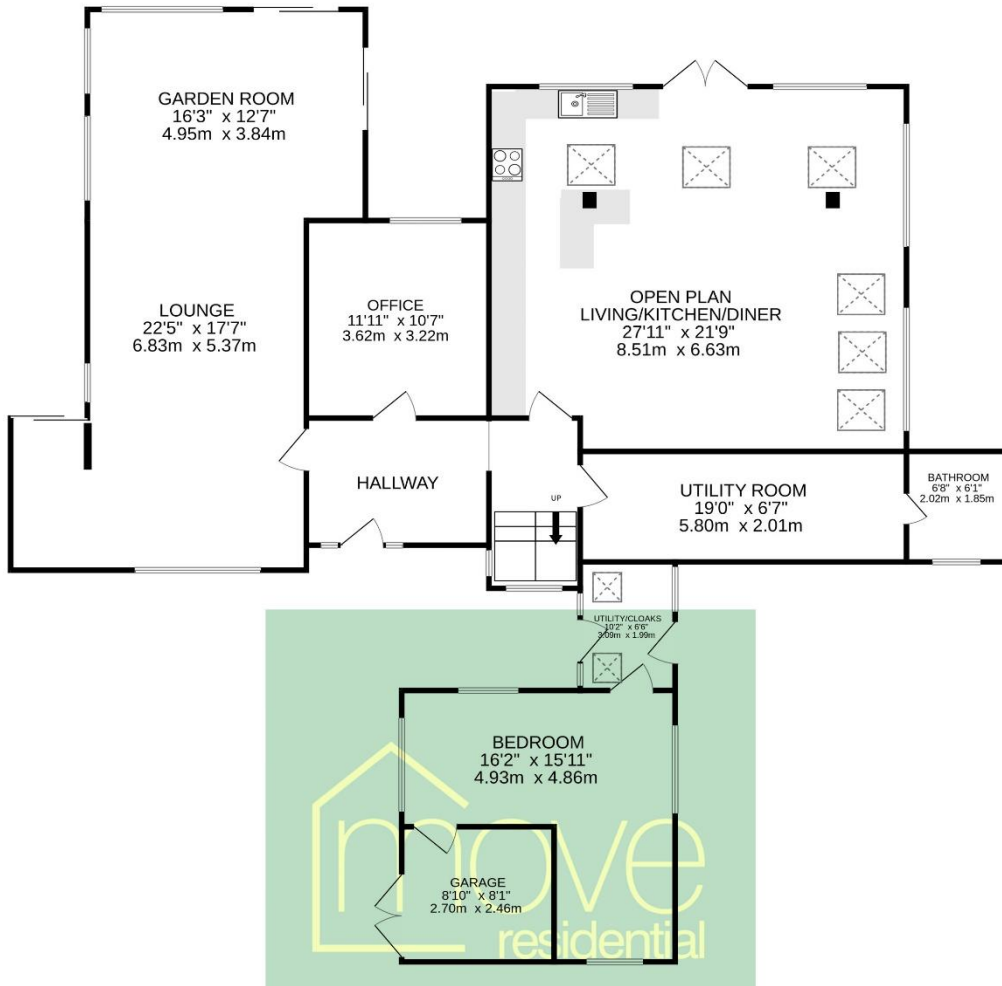
## **Description**

Imposing and substantial five double bedroom detached family residence nestled in a picturesque plot in the prestigious area of Noctorum. A credit to the current owners this home has been meticulously updated throughout seamlessly blending character features with contemporary living. Boasting well proportioned rooms spanning a little under 3,000 square foot of sumptuous living accommodation bathed in natural light.

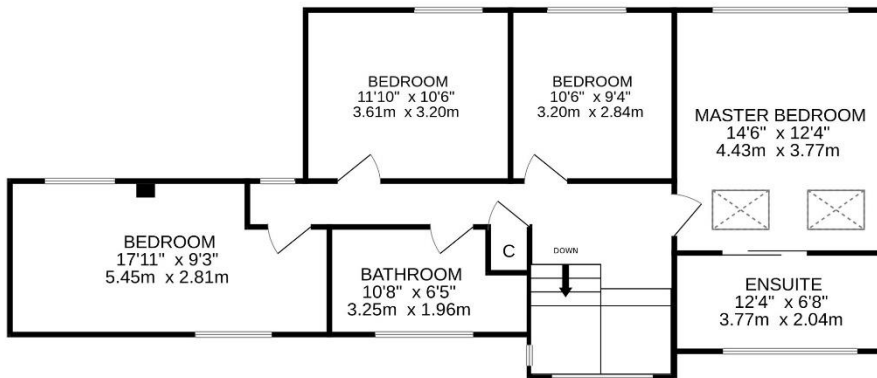
Appointed with a tasteful décor throughout in brief you have a welcoming hallway, generous sized lounge with feature fireplace and opening to a lovely garden room with delightful views over the grounds. At the heart of this home you have a breathtaking open plan living kitchen diner, fitted with a bespoke kitchen with a range of integrated appliances, feature log burning stove and an array of windows and doors flooded with natural light. The ground floor also benefits from a utility room, modern shower room, further utility/cloakroom and a bedroom. To the first floor you have an impressive master bedroom with vaulted ceiling, feature window and luxurious four piece en suite. Three further double bedrooms and a four piece family bathroom.

Set back from the road, gated access opens to ample off road parking leading to the attractive property frontage and garage used for storage. The grounds of this property encapsulate this home perfectly, beautifully manicured with sweeping lawns, various patio areas and mature planting beds offering a profusion of colour throughout the summer months. 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



1ST FLOOR



TOTAL FLOOR AREA : 2986sq.ft. (277.4 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.

Made with Metropix ©2024

## Site Map



### 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.