



Storeton Road, Prenton, Wirral CH42 8NB

- Sumptuous Four Bedroom Detached Residence
- Extensive Refurbishment to an Exceptional Standard
- Three Reception Rooms/Bedroom Four and a Conservatory
- Three First Floor Bedrooms and a Contemporary Bathroom
- South West Facing Garden Perfect for Entertaining or Relaxing
- Occupying an Elevated and Secluded Plot in Prenton
- Spanning Over 2,600 Square Foot of Living Accommodation
- Breakfast Room Opening to a Bespoke Fitted Kitchen
- Impressive Detached Garden Room with Log Burner
- Ample Parking, Integral Garage - Viewing Essential



£525,000





























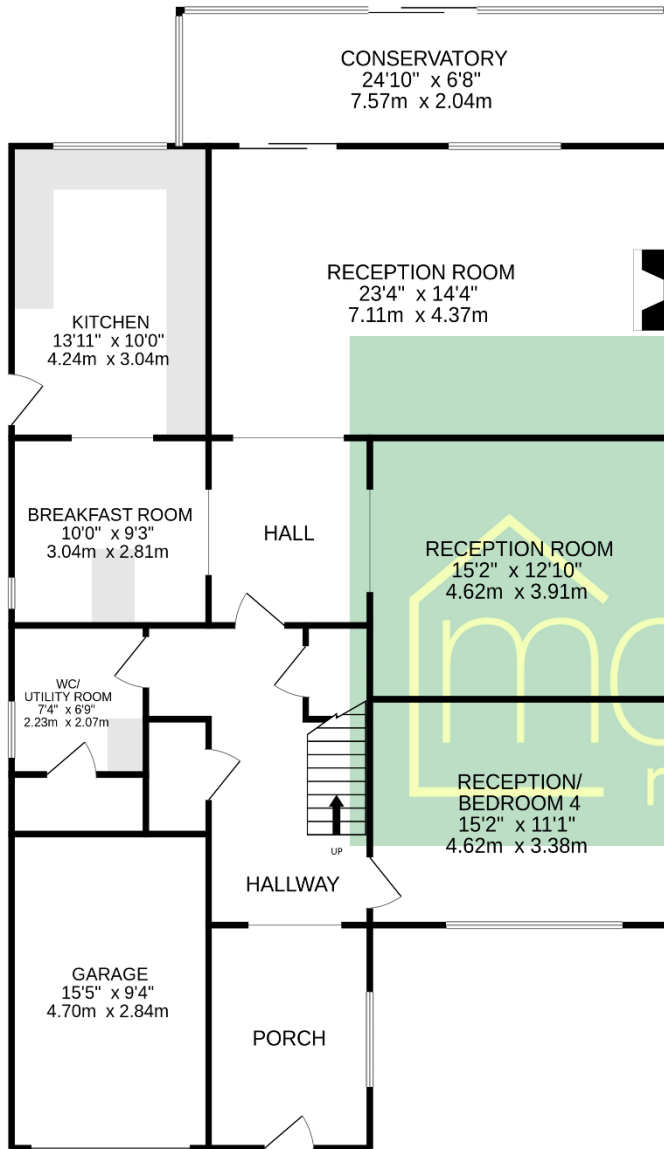
Description

Refined elegance and luxurious comfort, this sumptuous four bedroom detached family residence is nestled in the highly regarded area of Prenton bordering the Mountwood Conservation Area. Occupying an elevated position set back from the road with a high degree of privacy, a closer inspection is essential to appreciate the size and standard of this outstanding home.

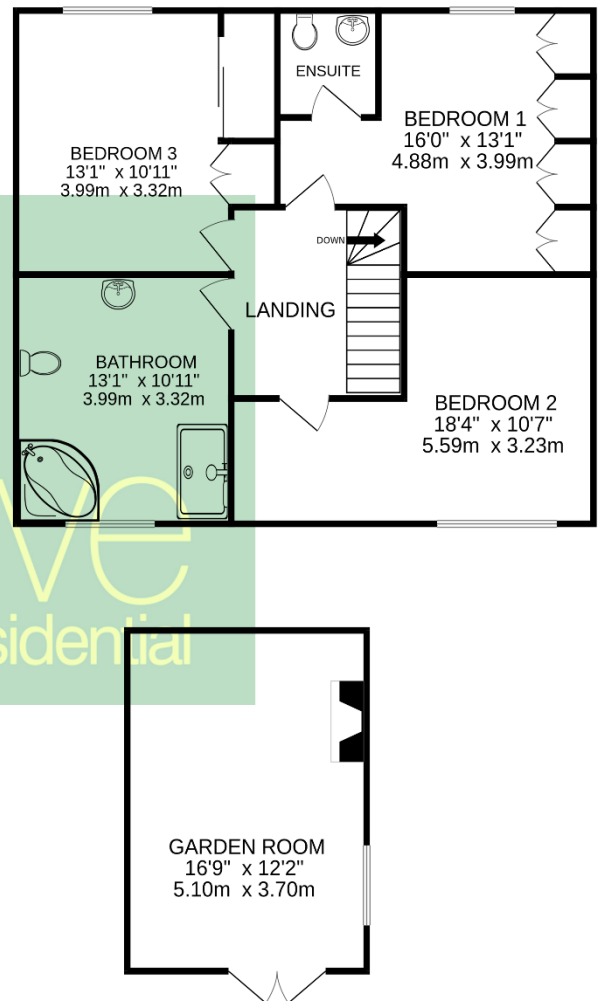
Spanning over 2,600 square foot of carefully curated family living, a comprehensive refurbishment has created a harmonious blend of aesthetics and functionality, each living space has been crafted to exude sophistication, style and modernity. In brief this superb home comprises a porch, hallway, utility room/W.C, front reception room which could also be used as a fourth bedroom. An inner hallway leads to a dining room and formal lounge, a well proportioned room with feature fireplace and sliding patio doors opening to a lovely conservatory with delightful aspect over the rear garden. Breakfast room opening to a bespoke, recently re fitted kitchen comprising a comprehensive range of wall and base units with complimentary work tops and integrated appliances. To the first floor you have three beautifully designed bedrooms, the master with a range of fitted wardrobes and en suite W.C. Completing the first floor you have a luxurious four piece family bathroom.

Externally the grounds encapsulate this home perfectly, a 40 meter pebbled driveway providing ample off road parking leads to an integral garage and the attractive property frontage. To the rear you have a private enclosed garden, enjoying a south westerly aspect , designed for ease of maintenance with bbq area, sunken firepit and raised terrace. A particular feature of this home is a superb garden room with log burner, ideal as a home office or snug.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2610sq.ft. (242.5 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		
69-80	C	69 C	78 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.