



## Carisbrooke Close, Caldy, Wirral CH48 2LQ

- Substantial Four Bedroom Detached Family Residence
- Enjoying Stunning Views Over the Estuary towards Hilbre Island
- Hallway, Generous Sized Lounge, Dining Room, Kitchen and W.C
- Off Road Parking Leading to a Large Detached Garage
- Generous Sized Plot in the Prestigious Area of Caldy
- Well Appointed Spanning Approximately 1622 Square Foot
- Four Sizeable Bedrooms, En Suite and Family Bathroom
- Extensive and Beautifully Manicured Enclosed Rear Garden



£699,995















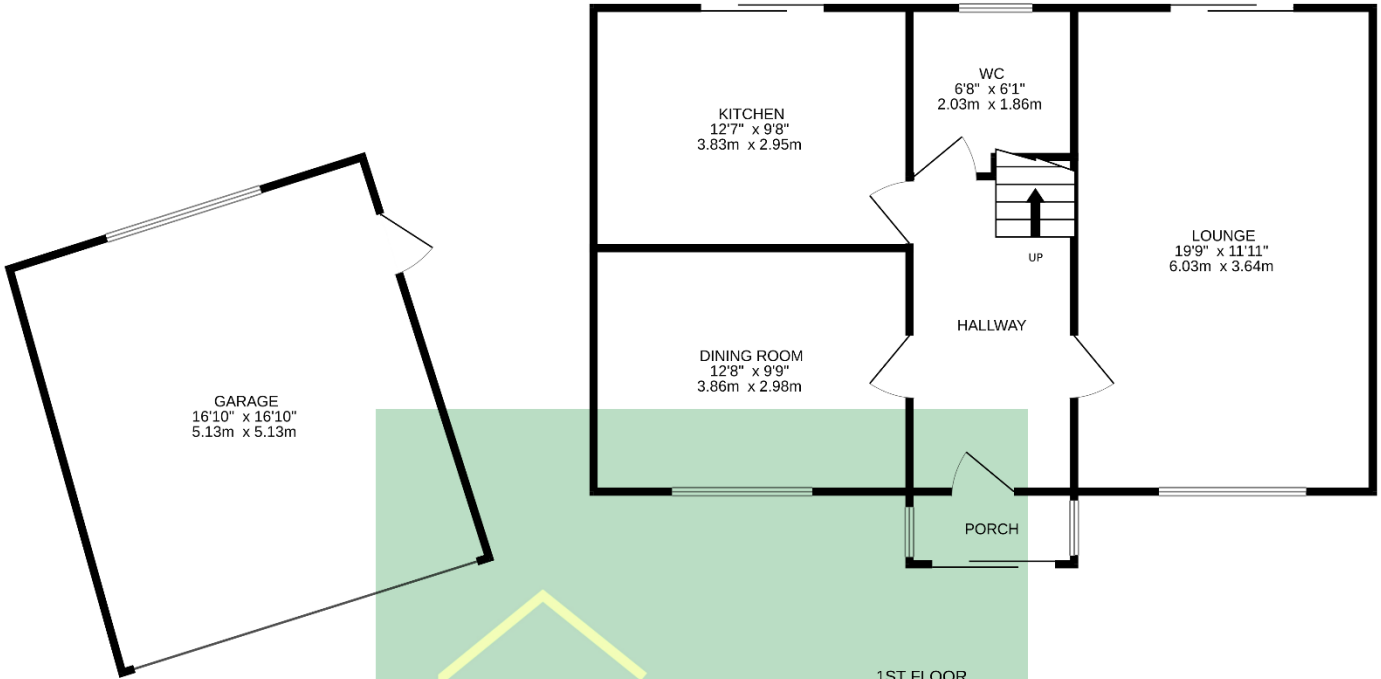




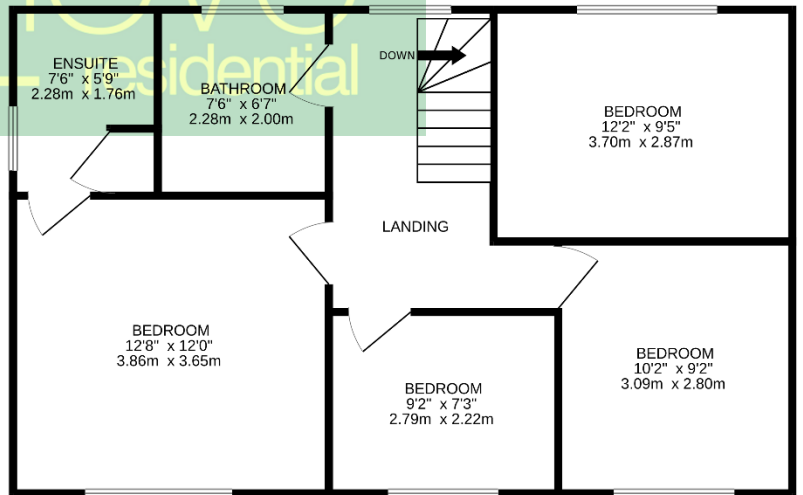


# Floor Plan

GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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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\*Approximate site map



## Description

Located in the prestigious area of Caldy, occupying a generous sized plot with stunning views across the Dee Estuary towards Hilbre Island, Move Residential are delighted to showcase this impressive and substantial four bedroom detached family residence. Well appointed and maintained the accommodation spans approximately 1493 square foot of living space which must be viewed to be appreciated in full.

In brief you have a porch, welcoming hallway, well proportioned lounge spanning the full depth of the property, front dining room, rear fitted kitchen and a downstairs W.C. To the first floor you have four sizeable bedrooms, en suite to the master and a three piece family bathroom. Externally the property benefits from ample off road parking, large detached garage and a front lawned garden. Encapsulating this home perfectly are the magnificent rear gardens, manicured with sweeping lawns, mature trees and shrubs and various seating areas.

An enviable location, the quaint village of Caldy sits on the western side of the Wirral Peninsula, neighbouring West Kirby, and is one of the area's most beautiful villages. Many locations provide stunning views out across the River Dee, but it is the National Trust-owned Caldy Hill where visitors and residents alike take time to marvel at the beauty stretched out ahead of them. A regular bus service runs through Caldy between West Kirby and Heswall, and with the Mersey rail line serving West Kirby, it provides an easy access route to the rest of Wirral, and beyond. Highly acclaimed schools for all age groups are also nearby making this an ideal family home.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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.