



## Stanley Avenue, Higher Bebington, Wirral, CH63 5QF

- Extraordinary Five Bedroom Detached Family Residence
- Vast Living Proportions Finished to Exemplary Standard
- Sitting Room, Games Room, Cinema Room, Study & WC
- Three Ensuited, Luxury Family Bathroom & Utility Room
- Expansive Plot with Scenic Views Of Prenton Golf Course
- Entrance Hall & Open Plan Kitchen Living & Dining Area
- Five Spacious & Impeccably Presented Double Bedrooms
- Outstanding Rear Garden & Gated Driveway to the Front



£1,250,000





































































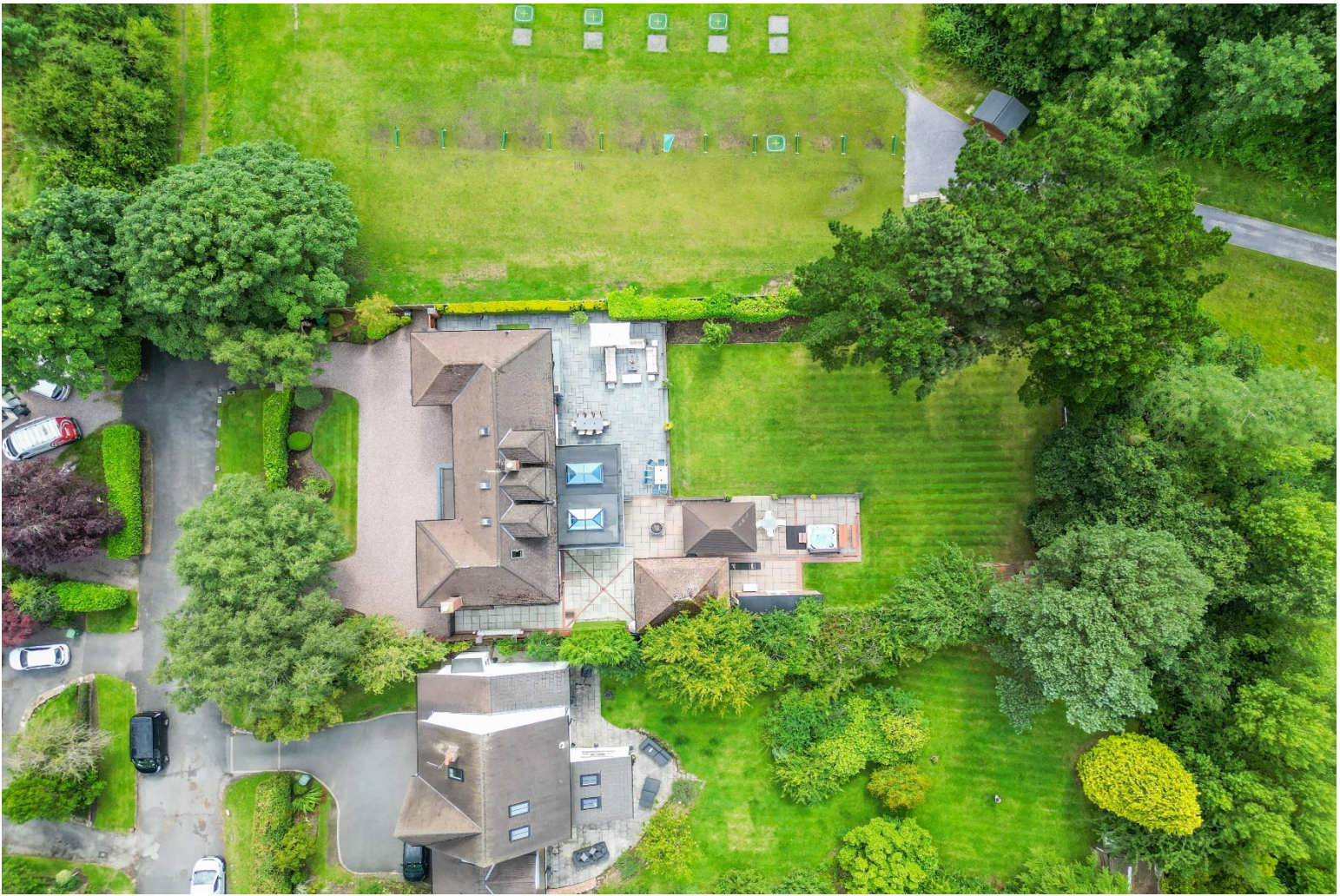














## Description

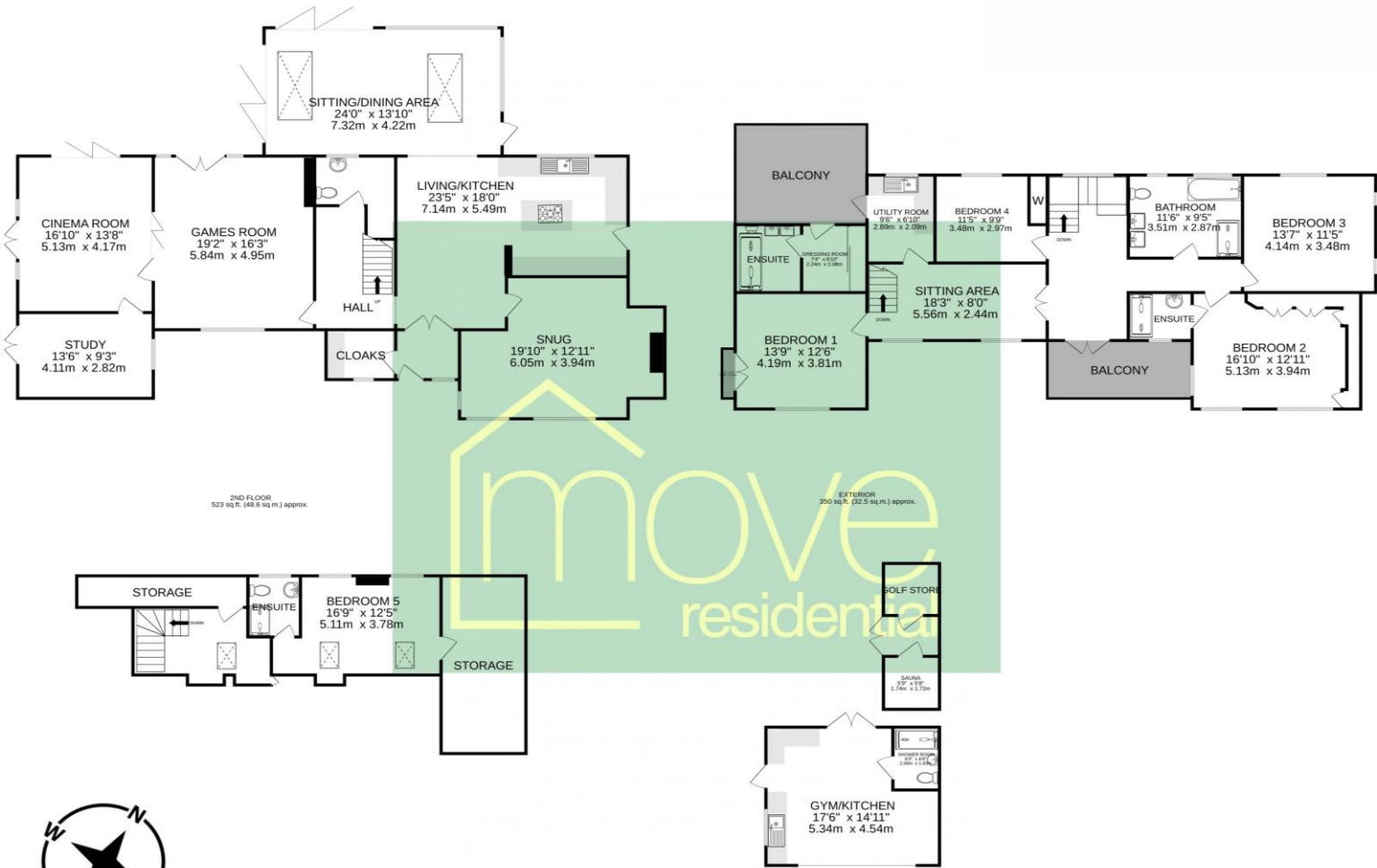
Far surpassing all expectations is this truly extraordinary five bedroom residence which occupies a private and expansive plot on Stanely Avenue, enviably positioned to enjoy picturesque views over Prenton Golf Course. Boasting an imposing frontage, this outstanding home offers vast living proportions set over three floors which have evidently been finished to the most exemplary specifications throughout, boasting exceptional quality finishes and a meticulous attention to detail that is certain to impress even the most discerning of buyers. Upon entering the residence, you are greeted by a grand entrance hall which leads through to a striking open plan kitchen, living and dining area which provides the ultimate space for sociable living, equally suited to enjoying family mealtimes and hosting on a larger scale. The kitchen has clearly been designed to the highest of standards, complete with an array of elegant fitted base and wall units, complementary worktops providing plentiful surface space, and a range of sleek integrated appliances. The magnificent centre island features an integrated hob, and incorporates a breakfast bar, providing the ideal spot for more casual dining. The kitchen flows seamlessly into a sitting and dining area, which is flooded with natural light courtesy of bi-fold doors and windows that run the full width of the room, and feature skylights above. Promising to be the envy of guests, this room provides a stunning setting for entertaining where bifold doors provide an effortless transition between the inside and outside. There is a beautifully presented second sitting room, finished in a stylish decor and boasting an eye-catching feature fireplace, providing a welcoming space to relax and unwind. Further enhancing the family living experience is a well-appointed games room and cinema room, whilst concluding the extensive ground floor is a bright and airy study, perfect for those who work from home, along with a convenient WC. Ascending to the first floor, this residence continues to amaze, offering four generously sized double bedrooms which have each been finished to an immaculate standard, tastefully decorated and enjoying plush carpeting throughout, with all rooms receiving an abundance of daylight. The two main bedrooms enjoy the added luxury of private deluxe ensuite facilities, with the fabulous master bedroom further benefitting from a balcony which enjoys serene views over the garden and beyond to the Welsh hills. This floor additionally features a luxurious four-piece family bathroom suite which offers a truly tranquil experience, boasting a walk-in shower unit and spectacular spa bathtub, along with a well-equipped utility room offering fitted units and ample worktop space. At the pinnacle of the property is the fifth and final bedroom, complete with ensuite shower room, which is exceptionally spacious and impeccably presented, enjoying characterful sloping ceilings. Further enhancing this showstopping home is the astonishing grounds that surround it, with the rear garden offering everything and more that could possibly be required from an outdoor family space. A smartly flagged raised patio area provides an idyllic spot for al-fresco dining and entertaining, with steps leading down to an expansive and meticulously maintained lawn. The huge L-shaped patio area is home to an impressive covered bar area and a hot tub, adding the perfect finishing touches to any outdoor event, and as if this wasn't enough, there is also a stand-alone sauna. Every last detail has been carefully considered, with an outbuilding featuring a kitchen for making outdoor entertaining a breeze, and shower room for use after a dip in the hot tub. To the front, a huge 'in and out' driveway complete with electric gates provides secure off-road parking for several vehicles, and a beautifully presented garden area further adds to the property's curb appeal. A viewing is highly recommended to fully appreciate this sensational property and its breathtaking setting, promising to make a truly incomparable forever home for an extremely lucky family.



# Floor Plan

GROUND FLOOR  
1844 sq.ft. (171.3 sq.m.) approx.

1ST FLOOR  
1298 sq.ft. (120.5 sq.m.) approx.



TOTAL FLOOR AREA : 3701sq.ft. (343.8 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	77 C	80 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.