



Simonsbridge, Caldy, Wirral, CH48 2LH

- Charming Three Bedroom Detached Bungalow
- Boasting Stunning Views Over the Dee Estuary
- Conservatory, Spacious Kitchen & Utility Room
- Two Ensuites & Main Family Bathroom Suite
- Enjoys An Envidable Position in Desirable Caldy
- Entrance Hall & Two Inviting Reception Rooms
- Three Bright & Substantial Double Bedrooms
- Delightful Garden, Driveway & Double Garage



Offers Over £850,000























Description

Occupying a prime position within one of Caldy's most coveted locations, is this utterly charming three bedroom detached bungalow, showcased to the sales market by appointed agents Move Residential. Enjoying breathtaking views of the Dee Estuary, this is certain to make a truly incomparable home for a very lucky family. Boasting generous and well-maintained living proportions which are practically bursting with potential throughout, this presents an opportunity not to be missed for those searching for a property they can put their own stamp on.

Upon entering the residence, you are greeted by an inviting entrance hall leading through to an exceptionally spacious family lounge. Flooded with natural light, this promises to make a wonderful social space to relax and unwind. The lounge is followed by a substantial second reception room which is certain to provide a delightful setting for enjoying family mealtimes, flowing seamlessly into a conservatory offering a lovely alternative sitting area where scenic views of the garden and beyond can be enjoyed. The generously sized kitchen offers plenty of scope for modernisation, complete with a range of fitted base and wall units and plentiful surface space, as well as a convenient utility room.

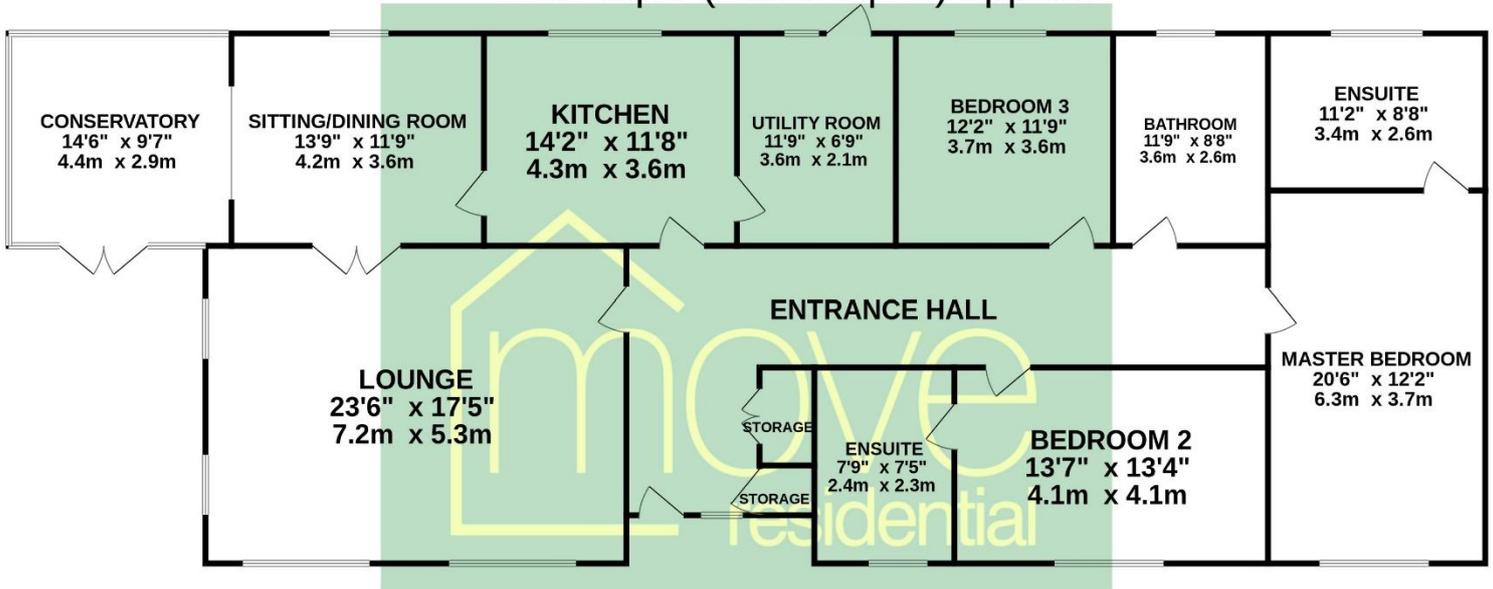
The sleeping accommodation consists of three well-proportioned double bedrooms, each receiving plenty of daylight. Two of the bedrooms enjoy the added luxury of ensuite facilities, and completing the interior of this wonderful home is a sizable family bathroom suite. Externally the residence is further enhanced by a meticulously maintained wrap around garden which offers a fantastic outdoor space for the whole household to enjoy, providing more than ample room for recreational activities and al-fresco dining. A large double garage complete with power, lighting and water offers potential for conversion into an annexe, and to the front, a substantial driveway accommodates off-road parking. A viewing is highly recommended to fully appreciate the exciting possibilities and spectacular aspect that this property has to offer.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

GROUND FLOOR 2191 sq.ft. (203.6 sq.m.) approx.



TOTAL FLOOR AREA : 2191 sq.ft. (203.6 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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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.