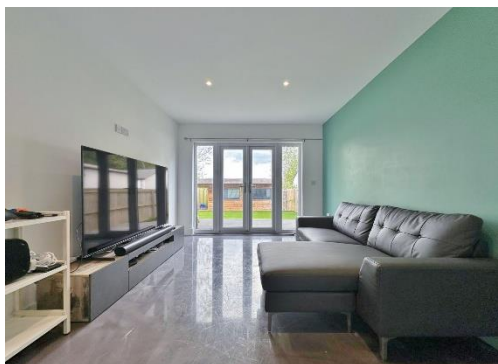


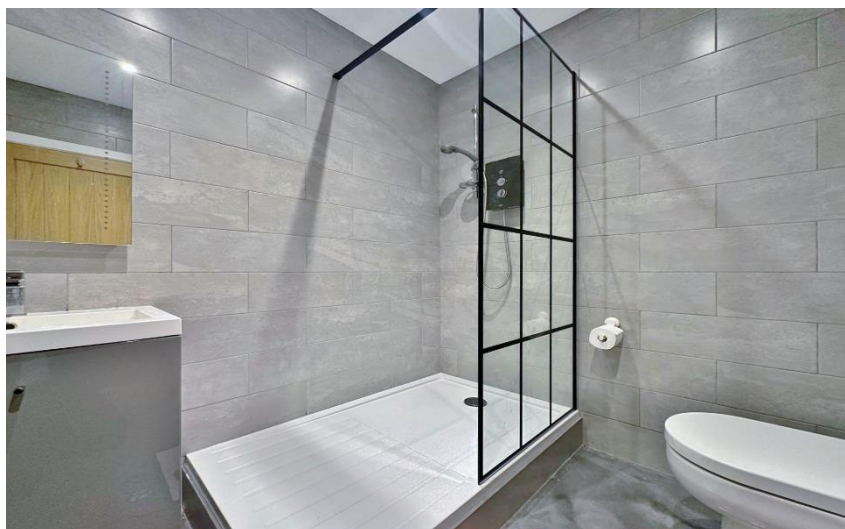


## Moreton Road, Upton, Wirral CH49 4NS

- Unrivalled Home of Immense Proportions and Impeccable Standards
- Eco Home Constructed of Structurally Insulated Panels (SIP) EPC Rating = B
- Impressive Open Plan Bespoke Living Kitchen Diner with Bi-Fold Doors
- Three Further Double Bedrooms, Bathroom and Large Balcony with Views
- Newly Tarmacked Driveway and Underfloor Heating to the Ground Floor
- Detached Residence Boasting Four Double Bedrooms and Three Bathrooms
- Hallway, Lounge, Sitting Room/Office, Shower Room and Utility Room
- Master Suite with Walk in Dressing Room and Luxury En Suite Shower
- Extensive Plot with Generous and Beautifully Landscaped Enclosed Gardens
- Large Workshop/Home Office - Early Inspection Strongly Recommended



£469,995



















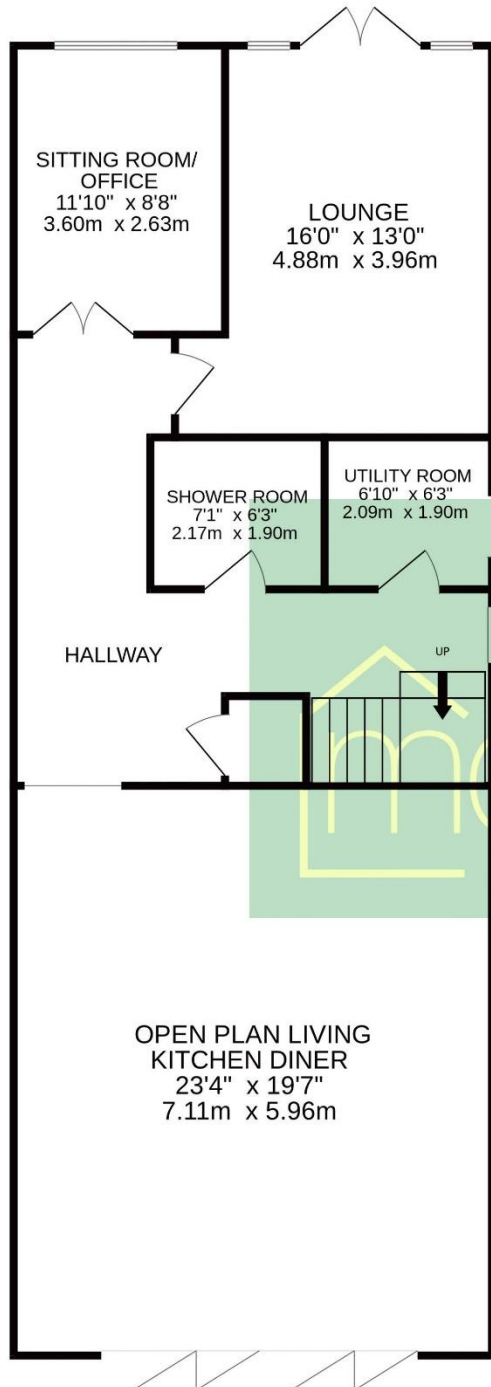
## **Description**

Unrivalled Eco Home, constructed of structurally insulated panels (SIP) boasting generous room proportions finished to an impeccable standard throughout. This luxurious detached residence boasts four double bedrooms and three bathrooms, the accommodation is appointed with a fresh and neutral décor throughout complimented by the natural light flooded in through the array of feature windows. Occupying a generous sized plot, set back from the road with newly tarmacked driveway providing ample off road parking leading to the attractive property frontage.

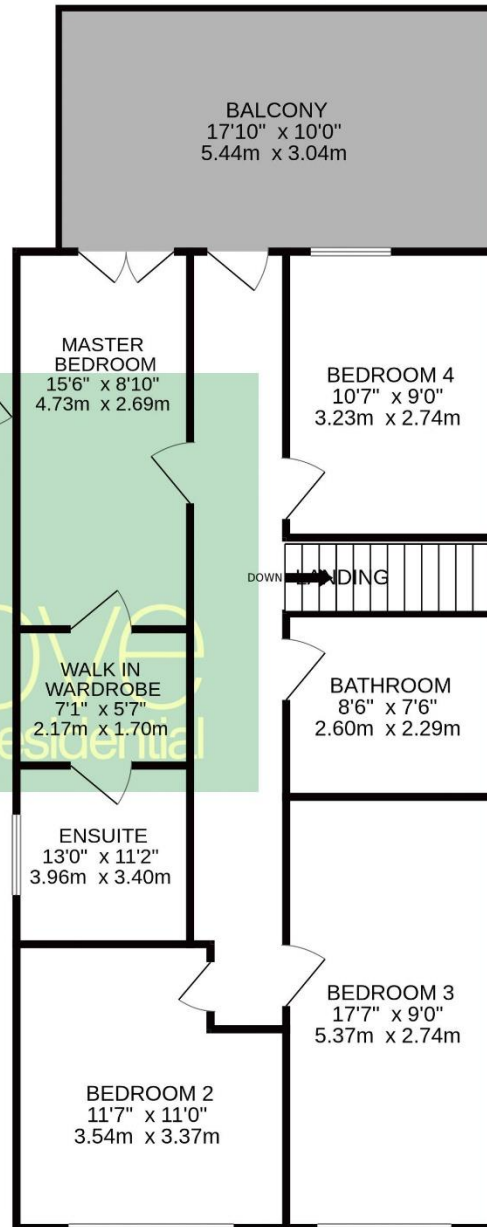
Inside the property benefits from underfloor heating throughout the ground floor, welcoming hallway with utility room and modern shower room off. Sizeable lounge with patio doors opening to the delightful rear garden and a sitting room/office. At the heart of this home you have a breathtaking open plan living kitchen diner. Fitted with as bespoke kitchen comprising a comprehensive range of wall and base units with complimentary work tops, large central island and high specification integrated appliances including a wine cooler, fridge freezer, double oven and large electric hob. This room also boasts integrated speakers and bi-folding doors flooding the room with natural light. To the first floor you have access to a substantial balcony with glass balustrade enjoying lovely views over open fields. Impressive master suite with walk in dressing room and contemporary en suite shower room. Three further double bedrooms and a modern family bathroom.

The grounds encapsulate this exemplary home perfectly, the rear garden has been beautifully landscaped with sweeping lawn and composite decking offering the perfect space for entertaining or relaxing. You also have a large workshop/home office in situ at the bottom of the garden. Upton is a highly popular residential area offering excellent commuting links throughout Wirral, Chester and Liverpool. You have a fantastic range of amenities including local shops, cafes and restaurants along with more commercial shops nearby. The area also offers highly acclaimed schools for all age groups. Note: SIPs are a trusted and tested form of construction in the UK and accepted by local authorities, mortgage lenders and warranty providers.

GROUND FLOOR  
1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 1928 sq.ft. (179.1 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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Site Map



EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	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.