



## Private Drive, Barnston, Wirral CH61 1DF

- Exceptional Double Fronted Four Bedroom Detached Family Residence
- Reconfigured and Fully Renovated to a High Standard by the Current Owners
- Hallway, Bay Fronted Lounge with Media Wall and Cinema Room
- Further Benefiting from an Office/Further Bedroom and a Downstairs W.C
- Benefiting from Being Offered to the Sales Market with No Onward Chain
- Adaptable Living Accommodation Spanning Over 1600 Square Feet
- Contemporary Kitchen Open to a Lounge/Dining Room with Bi-Folds
- Three Bedrooms, Dressing Room/Bedroom and Luxurious Jack and Jill Bathroom



Offers Over £550,000 – No Onward Chain























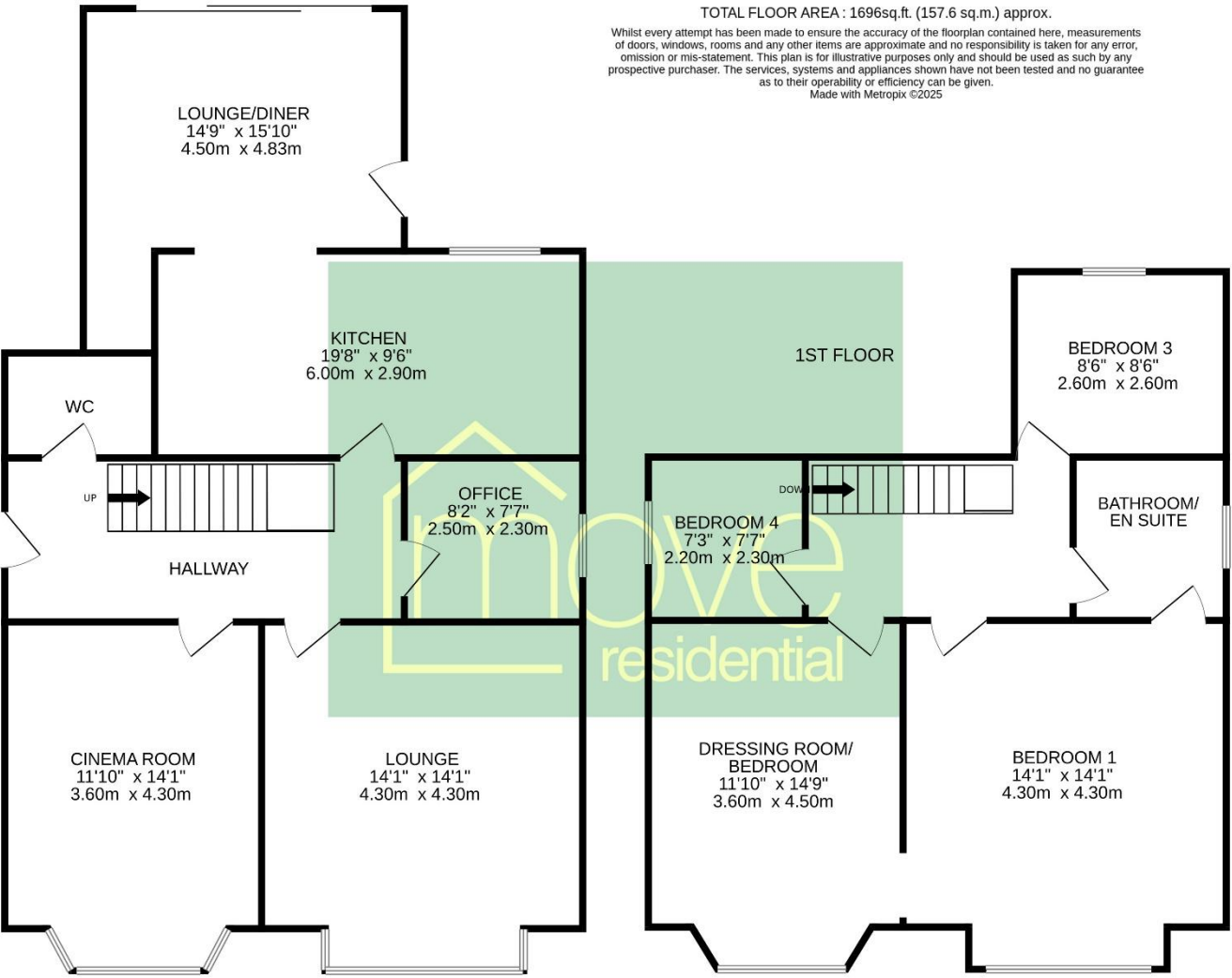








GROUND FLOOR



TOTAL FLOOR AREA : 1696sq.ft. (157.6 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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## Description

Executive four bedroom detached family home situated on the highly sought-after Private Drive in Barnston. Meticulously renovated to an exceptional standard, the property has undergone extensive updates including a complete reconfiguration, new kitchen and bathrooms, new flooring, staircase, damp-proofing and even a new cinema room, creating a stylish and functional layout ideal for family living. Offered for sale with no onward chain this exceptional home must be viewed to be appreciated in full.

Upon entering, you are welcomed by a bright and spacious hallway with a stylish downstairs W.C. The ground floor features a stunning cinema room with bay window, electric blinds and a custom built raised platform, alongside a bay fronted lounge complete with a media wall and feature fireplace. A versatile office or fourth bedroom adds flexibility, while the contemporary kitchen showcases handleless cabinetry and integrated appliances, flowing seamlessly into an open plan lounge/dining area with bi-fold doors leading to the beautifully landscaped south-facing garden. Upstairs, the impressive master bedroom opens into a large dressing room which can easily converted back into a bedroom if required and connects to a luxurious Jack and Jill bathroom. Two further well-proportioned bedrooms complete the first floor. Outside, the property offers ample off-road parking, a detached garage, and a private rear garden mainly laid to lawn with patio areas ideal for outdoor entertaining.

Perfectly positioned within easy reach of Heswall town centre, excellent schools, transport links, and local amenities, this home offers a rare opportunity to enjoy modern living in a prime location.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 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.