



St David's Lane, Noctorum, Wirral CH43 9UD

- Attractive and Substantial Four Bedroom Detached Residence
- Plans Passed to Develop into a Luxurious Five Bed Three Bathroom
- Modern Fitted Kitchen, Large Utility Room and Downstairs W.C
- Driveway, Integrated Double Garage, Double Glazing and Central Heating
- Occupying a Secluded Plot Nestled in Stunning Landscaped Gardens
- Hallway, Spacious Lounge, Dining Room, Conservatory and Study
- Four Double Bedrooms, Master En Suite and Family Bathroom
- Closer Inspection Essential to Appreciate this Stunning Home



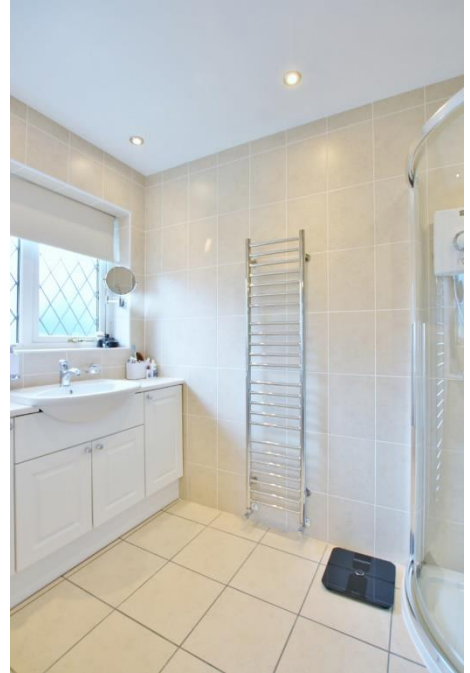
£699,950









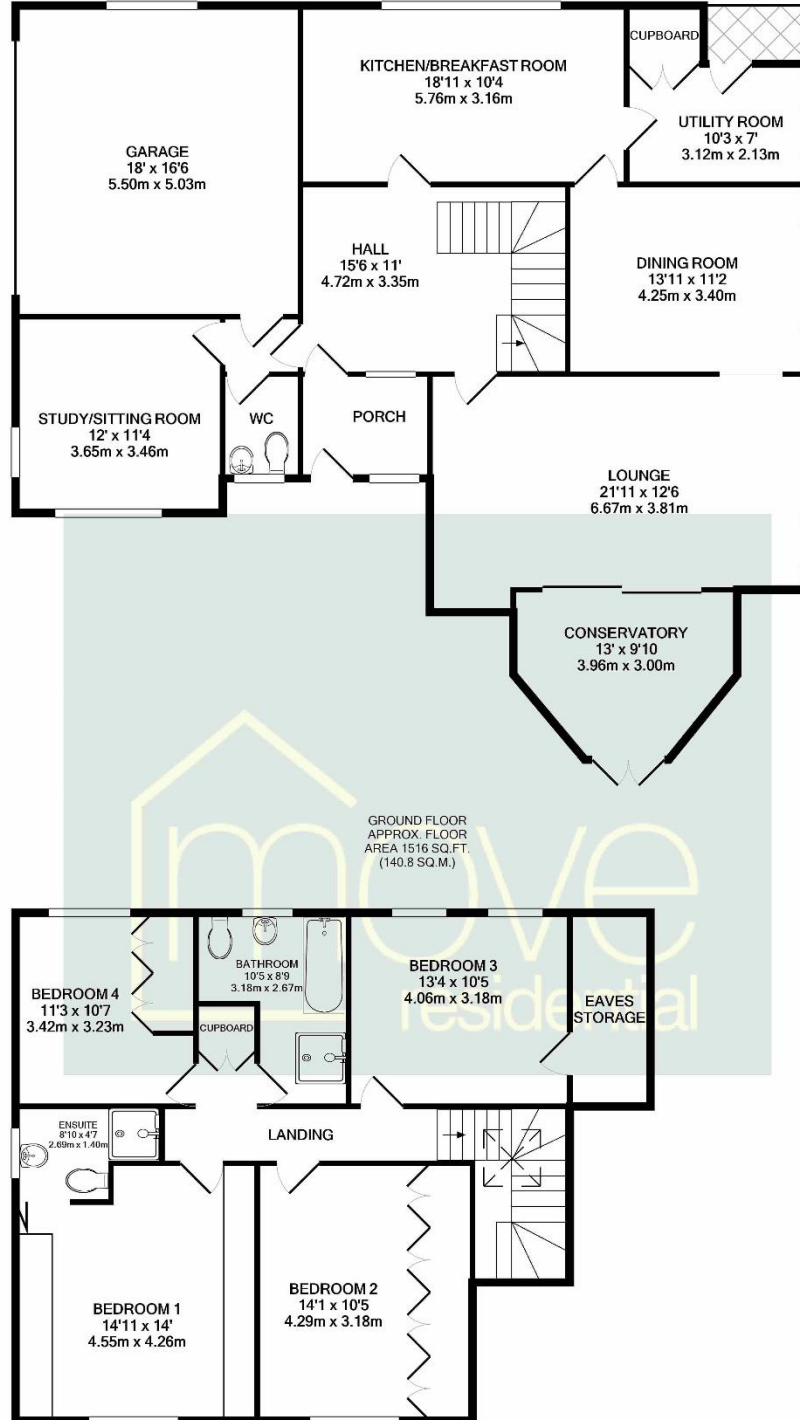








Current Floor Plan



1ST FLOOR
APPROX. FLOOR
AREA 952 SQ.FT.
(88.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2468 SQ.FT. (229.2 SQ.M.)

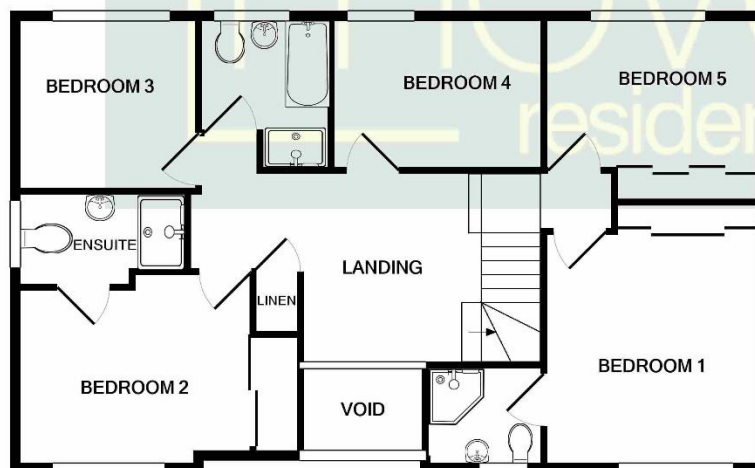
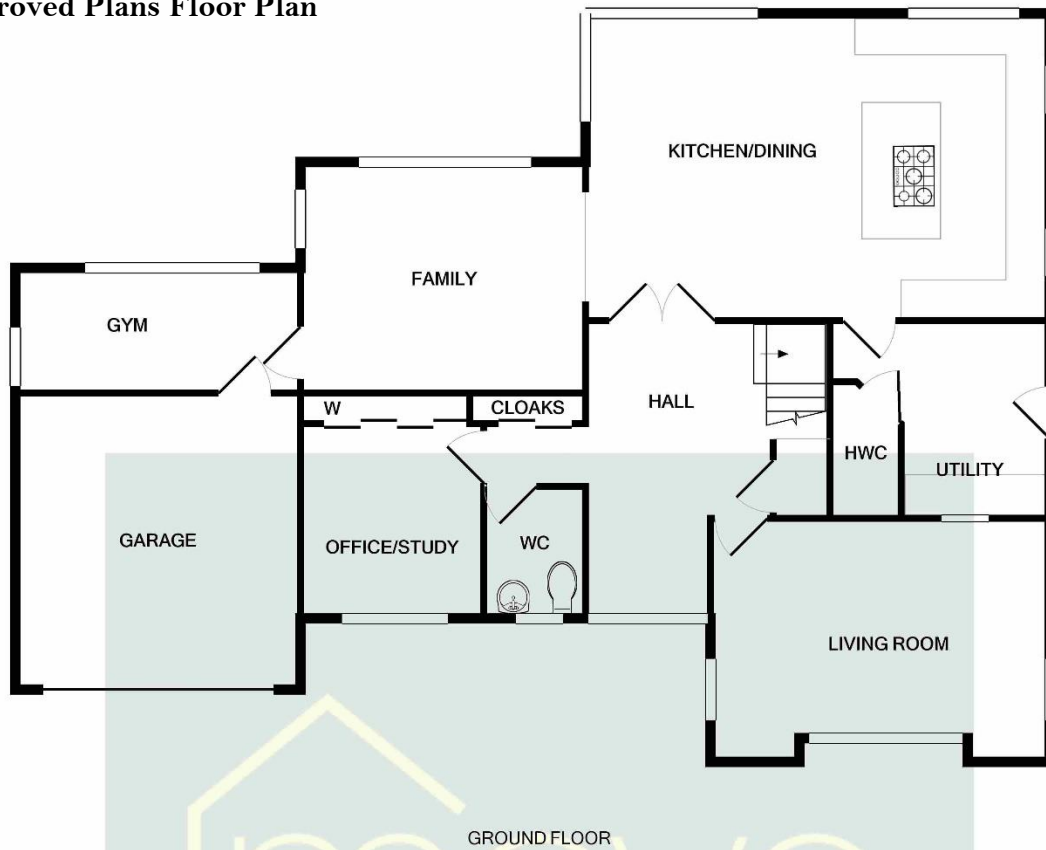
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Plans



Approved Plans Floor Plan



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***Approximate site map**

Description

Occupying a secluded plot, nestled in beautifully landscaped gardens stands this attractive and spacious four double bedroom detached home with plans passed to develop into a luxurious five bedroom three bathroom property.

As it stands this stunning residence dates back to the early 1970's and has been loving maintained and updated over the years seamlessly blending character features with modern living. In brief the accommodation comprises a welcoming hallway, downstairs W.C, spacious lounge with feature stone wall and fireplace, conservatory and dining room Modern well fitted kitchen complete with integrated appliances and a large utility room off. To the first floor you have the master bedroom with a range of fitted wardrobes and en suite shower room. Three further double bedrooms and a family bathroom suite. Further benefiting from double glazing, gas central heating, off road parking and integral double garage. The aforementioned gardens truly set this property aside, with formal lawns, floral and herbaceous borders with a variety of shrubs and trees. To the rear you have a west facing garden with further lawn and borders and patio area. A closer inspection is essential to appreciate this beautiful home and its setting.

The approved plans include the removal of the conservatory which is replaced with feature windows flooding the lounge with natural light. The rear of the property extends to give space for a large open plan living kitchen diner. The current garage is to be developed into a family room and then a new garage and gym will be added to the side of the property. The alterations to the ground floor gives space to add two further double bedrooms and an en suite to the first floor.

Plans APP/21/00774 alternative reference: PP-09733738

CURRENT DWELLING -

Vestibule -

Hallway -

Lounge - 21' 11" x 12' 6" (6.68m x 3.81m)

Conservatory - 12' 0" x 9' 9" (3.65m x 2.97m)

Dining Room - 13' 11" x 11' 2" (4.24m x 3.40m)

Study / Sitting Room - 12' 0" x 11' 4" (3.65m x 3.45m)

Kitchen Breakfast Room - 18' 11" x 10' 4" (5.76m x 3.15m)

Utility Room - 10' 3" x 7' 0" (3.12m x 2.13m)

First Floor Landing -

Bedroom One - 14' 11" x 14' 4" (4.54m x 4.37m)

En Suite - 8' 10" x 4' 7" (2.69m x 1.40m)

Bedroom Two - 14' 1" x 10' 5" (4.29m x 3.17m)

Bedroom Three - 13' 4" x 10' 5" (4.06m x 3.17m)

Bedroom Four - 11' 3" x 10' 7" (3.43m x 3.22m)

Bathroom - 10' 5" x 8' 9" (3.17m x 2.66m)

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.